PT OF LOT 43 IN OR 936/956
HAVEN FOREST S/D OR 110/537

BROWN JESSE V JR & CHARENE S
87362 HAVEN RD
YULEE, FL 32097

2026

38-3N-27-4690-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

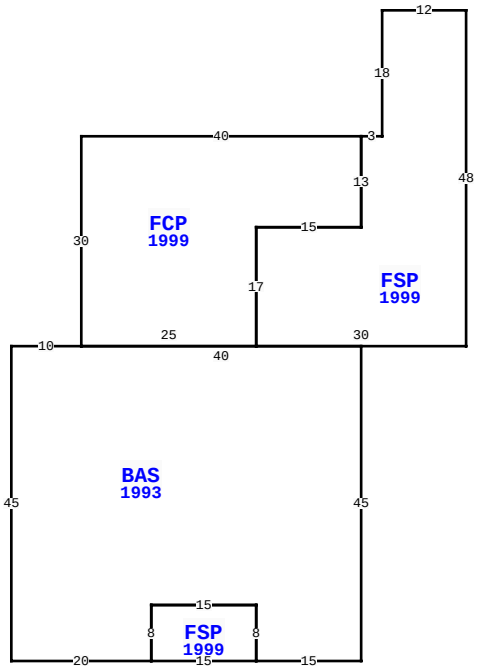
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,130	100	1993	2,130	186,625
FCP	945	25	1999	236	20,678
FSP	120	40	1999	48	4,206
FSP	921	40	1999	368	32,243
TOTALS	4,116			2,782	243,751

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,782	101.7600	106.85	297,257	1989	1989	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2008 Heated Area: 2130 HX Base Yr 2008



87362 HAVEN RD, YULEE

BLD DATE	06/01/2007	JM	LGL DATE	
XF DATE	06/01/2007	M	LAND DATE	03/25/2026 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		269,715
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		404,715
SOH/AGL Deduction		182,312
ASSESSED VALUE		222,403
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		170,992
TOTAL JUST VALUE		404,715
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,666

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5284	NEW CONSTR	49,533	11/08/1988
5497	NEW CONSTR	2,000	11/08/1988
2797	H/AC	1,900	11/08/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0936/0956	6/15/2000	WD	U	I		150,000
GRANTOR: TAYLOR DENNY O SR & F						
GRANTEE: BROWN JESSE JR & CH						
0358/0296	4/27/1982	AD	Q	V		4,000
GRANTOR: STEVENS ERNEST & AGGI						
GRANTEE: TAYLOR FRANCES M						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1999] W12 S18 W3 FCP=[YR=1999] W40 S30 BAS=[YR=1993] W10 S45 E20 FSP=[YR=1999] E15 N8 W15 S8$ N8 E15 S8 E15 N45 W40$ E25 N17 E15 N13$ S13 W15 S17 E30 N48$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		OR	130.00	498.00	1.50	AC		1.00	1.00	1.00	90,000.00	90,000.00	135,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.50 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS

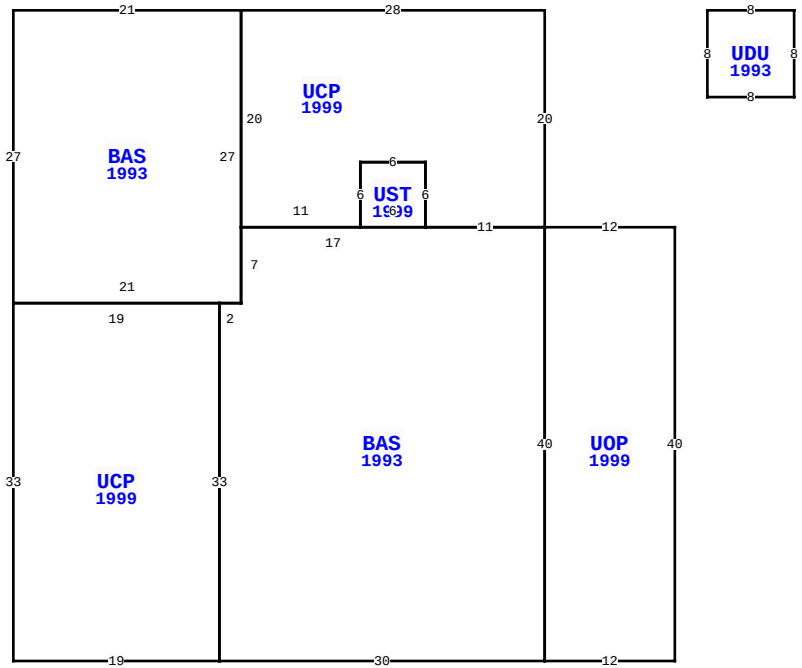
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	567	100	1993	567	6,912
BAS	1,186	100	1993	1,186	14,458
UCP	524	20	1999	105	1,280
UCP	627	20	1999	125	1,524
UDU	64	55	1993	35	427
UOP	480	20	1999	96	1,170
UST	36	45	1999	16	195
TOTALS	3,484			2,130	25,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,130	62.5240	24.38	51,929	1989	1989	0	0	0	50.00	50.00

2 GARAGE RES 100% - 2008 Heated Area: 1753 HX Base Yr 2008



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0358/0296	4/27/1982	AD	Q	V		4,000
GRANTOR: STEVENS ERNEST & AGGI						
GRANTEE: TAYLOR FRANCES M						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1999] W28 BAS=[YR=1993] W21 S27 UCP=[YR=1999] S33 E19 BAS=[YR=1993] E30 UOP=[YR=1999] E12 N40 W12 S40$ N40 W11 UST=[YR=1999] N6 W6 S6 E6$ W17 S7 W2 S33$ N33 W19$ E21 N27$ S20 E11 N6 E6 S6 E11 N20$ PTR= E15 UDU=[YR=1993] E8 S8 W8 N8$ W15$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

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