LOT 46
IN OR 2693/983
HAVEN FOREST S/D OR 110/537

LOT 46 & 47 HAVEN ROAD TRUST/LINDSTEDT MICHAEL TRU
450841 SR 200
CALLAHAN, FL 32011

2026

38-3N-27-4690-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

87430 HAVEN RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	97,650
TOTAL MARKET VALUE	97,650
SOH/AGL Deduction	0
ASSESSED VALUE	97,650
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	97,650
TOTAL JUST VALUE	97,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO260005595			05/27/2026
MH260002824	NEW DW 28X48 MOBI	0	03/17/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2693/983	2/08/2024	WD	U	V	37	130,300
GRANTOR: KANE NOAH						
GRANTEE: LOT 46 & 47 HAVEN R						
1329/0814	6/24/2005	WD	U	V	09	55,000
GRANTOR: EVATT ERIC L						
GRANTEE: KANE NOAH						

BUILDING NOTES

BUILDING DIMENSIONS

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

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0	0006	OR	0.00	0.00	1.55	AC		1.00	1.00	0.70	90,000.00	63,000.00	97,650							

REVIEW DATE 06/02/2026 BY IB Total Acres: 1.55 Total Land Value: 97,650 Market: 0 Agricultural: 0 Common: 97,650 PRINTED 07/09/2026 BY SYS