LOT 47
IN OR 2792/328
HAVEN FOREST S/D OR 110/537

AKINS FOSTER LEE JR
87454 HAVEN RD
YULEE, FL 32097

2026

38-3N-27-4690-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

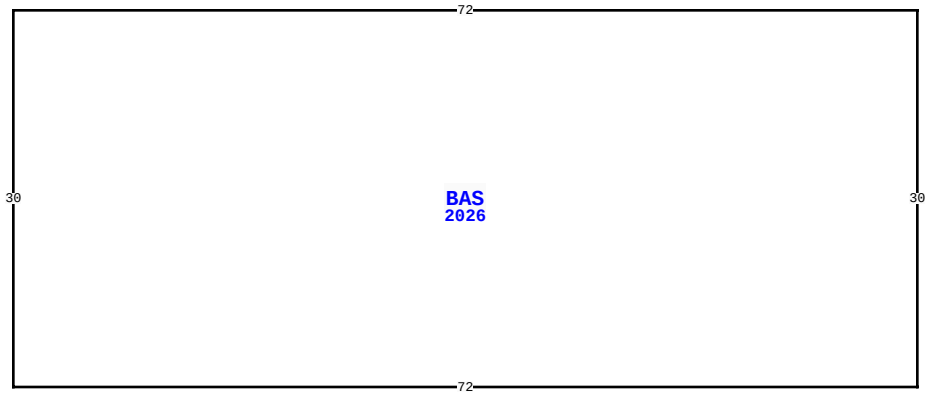
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2026	2,160	219,400
TOTALS	2,160			2,160	219,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,160	114.0000	102.60	221,616	2024	2024	0	0	0	1.00	99.00

1 M/H 94+ 100% - 2026 Heated Area: 2160 HX Base Yr 2026



87454 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		219,400
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		97,650
TOTAL MARKET VALUE		317,050
SOH/AGL Deduction		0
ASSESSED VALUE		317,050
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		265,639
TOTAL JUST VALUE		317,050
NCON VALUE		219,400
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250003055	NEW MH 2024 DOUBL	0	03/26/2025
MH250000303	NEW MH 2024 DOUBL	0	01/09/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2792/328	6/02/2025	WD	Q	I	01	330,000
GRANTOR: LOT 46 & 47 HAVEN ROA						
GRANTEE: AKINS FOSTER LEE JR						
2693/983	2/08/2024	WD	U	V	37	130,300
GRANTOR: KANE NOAH						
GRANTEE: LOT 46 & 47 HAVEN R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=30,9] E72 S30 W72 N30 $
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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	100	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 05/29/2025 BY KW Total Acres: 1.55 Total Land Value: 97,650 Market: 0 Agricultural: 0 Common: 97,650 PRINTED 07/09/2026 BY SYS