LOTS 51 & 52
IN OR 1988/704
HAVEN FOREST S/D OR 110/537

HOOD DUANE E & PAULA A
87556 HAVEN RD
YULEE, FL 32097

2026

38-3N-27-4690-0051-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

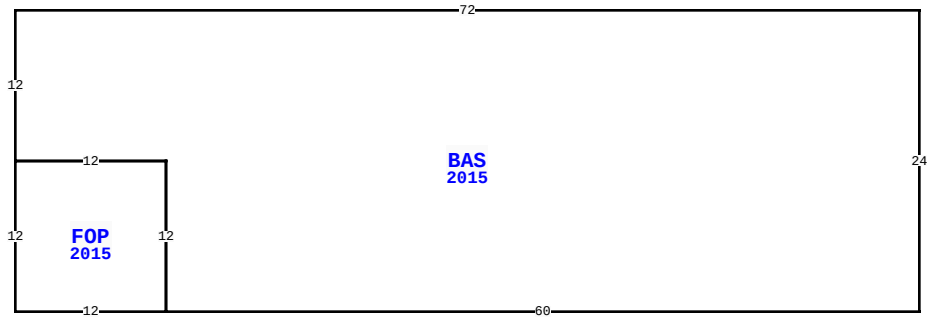
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,584	100	2015	1,584	52,690
FOP	144	30	2015	43	1,430
TOTALS	1,728			1,627	54,121

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,627	123.2000	110.88	180,402	1996	1996	0	0	0	70.00	30.00

1 M/H 94+ 100% - 2016 Heated Area: 1584 HX Base Yr 2016



87556 HAVEN RD, YULEE

BLD DATE	10/27/2015 KK	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		54,121
TOTAL MARKET OB/XF VALUE		44,988
TOTAL LAND VALUE - MARKET		243,270
TOTAL MARKET VALUE		342,379
SOH/AGL Deduction		174,134
ASSESSED VALUE		168,245
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		116,834
TOTAL JUST VALUE		342,379
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531230	MOD MTL DET. GRG.	72,794	10/01/2015
971612	MH MOVE-ON	0	01/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1988/0704	6/26/2015	QC	U	I	11	100
GRANTOR: HOOD VERNON E						
GRANTEE: HOOD DUANE E & PAUL						
0516/0113	4/27/1987	WD	U	I		23,000
GRANTOR: KENNISON JOHN WESLEY						
GRANTEE: HOOD VERNON & SANDR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W72 S12 FOP=[YR=2015] S12 E12 N12 W12$ E12 S12 E60 N24$.

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
4	0510	GARAGE WD-	0	100	60	28	1,680.00	SF	35.00	35.00	100	2015	2015	3	71	41,748	
5	0351	CARPORT MT	0	100	30	18	540.00	SF	10.00	10.00	100	2015	2015	3	60	3,240	

LAND DESCRIPTION

TOTAL OB/XF 44,988

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		OR	0.00	0.00	3.18	AC		1.00	1.00	0.85	90,000.00	76,500.00	243,270							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.18 Total Land Value: 243,270 Market: 0 Agricultural: 0 Common: 243,270 PRINTED 07/09/2026 BY SYS