PT OF LOT 53
IN OR 1541/813
HAVEN FOREST S/D OR 110/537

WILLIAMS LARRY SHELTON
87596 HAVEN ROAD
YULEE, FL 32097

2026

38-3N-27-4690-0053-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

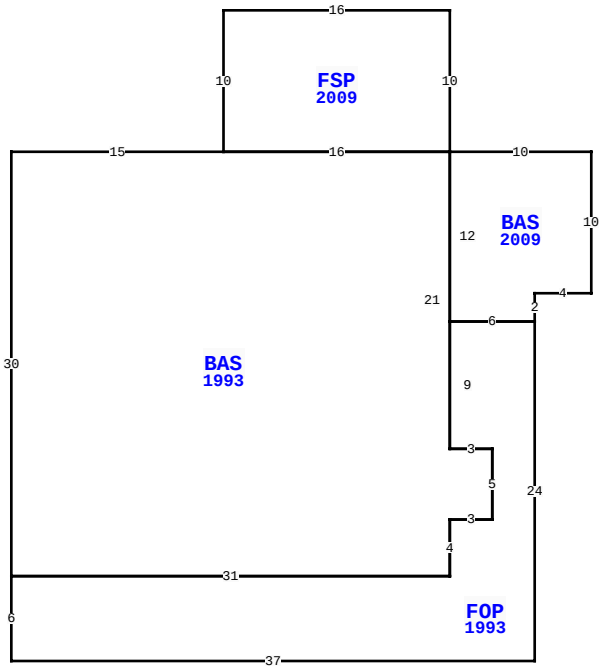
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	945	100	1993	945	101,768
BAS	112	100	2009	112	12,061
FOP	315	30	1993	94	10,123
FSP	160	40	2009	64	6,892
TOTALS	1,532			1,215	130,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,215	125.0800	131.33	159,566	1989	1989	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2009 Heated Area: 1057 HX Base Yr 2009



87596 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		130,844
TOTAL MARKET OB/XF VALUE		21,168
TOTAL LAND VALUE - MARKET		76,500
TOTAL MARKET VALUE		228,512
SOH/AGL Deduction		105,315
ASSESSED VALUE		123,197
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		71,786
TOTAL JUST VALUE		228,512
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6535	XFOB	15,300	06/15/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1541/0813	12/17/2007	WD	Q	I		195,000
GRANTOR: SPENCER ANGELA S & DA						
GRANTEE: WILLIAMS LARRY SHEL						
1261/1865	9/28/2004	QC	Q	I	01	100
GRANTOR: SPENCER ANGELA S LAMO						
GRANTEE: SPENCER ANGELA S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W10 FSP=[YR=2009] N10 W16 S10 BAS=[YR=1993] W15 S30 FOP=[YR=1993] S6 E37 N24 W6 S9 E3 S5 W3 S4 W31$ E31 N4 E3 N5 W3 N21 W16$ E16$ S12 E6 N2 E4 N10$.

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
3	0510	GARAGE WD-	0	100	18	20	360.00	SF	35.00	35.00	100	2011	2011	3	56	7,056	
4	0510	GARAGE WD-	0	100	24	30	720.00	SF	35.00	35.00	100	2011	2011	3	56	14,112	

LAND DESCRIPTION

TOTAL OB/XF 21,168

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	0.85	AC		1.00	1.00	1.00	90,000.00	90,000.00	76,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.85 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 07/09/2026 BY SYS