LOT 4
IN OR 1783/913
G A PRINCE SURVEY #1

ROBINSON EARLINE L/E/
PO BOX 582
YULEE, FL 32041-0582

2023

24-2N-28-4920-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

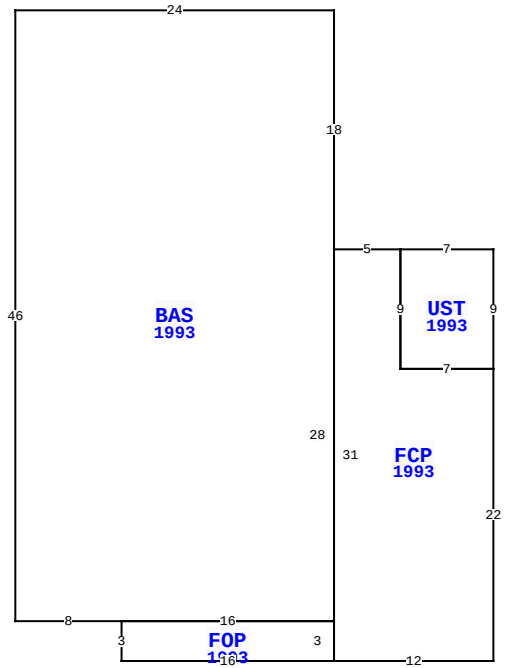
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4025.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1,104	77,335
FCP	309	25	77	5,394
FOP	48	30	14	981
UST	63	45	28	1,961
TOTALS	1,524		1,223	85,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,223	109.7100	99.01	121,089	1967	1967	0	0	0	29.25	70.75

1 SINGLE FAM – 0% - 0 Heated Area: 1104 HX Base Yr



96022 CAVALIER WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	85,670
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	17,000
TOTAL MARKET VALUE	102,670
SOH/AGL Deduction	21,705
ASSESSED VALUE	80,965
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,965
TOTAL JUST VALUE	102,670
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963039	CHNGE SRVC	0	09/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1783/0913	2/16/2012	WD	U	I	30	100
GRANTOR: ROBINSON NATHANIEL &						
GRANTEE: ROBINSON DEBORAH EL						
0782/0308	1/15/2017	WD	Q	V		2,000
GRANTOR: CELESTIN RONALD & ANN						
GRANTEE: ROBINSON NATHANIEL						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W7 FCP=[YR=1993] W5 BAS=[YR=1993] N18 W24 S46 E8 FOP=[YR=1993] S3 E16 N3 W16$ E16 N28$ S31 E12 N22 W7 N9$ S9 E7 N9$.

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	SFR	0		RM	50.00	150.00	0.17	AC		1.00	1.00	1.25	80,000.00	100,000.00	17,000							

REVIEW DATE 08/18/2017 BY KW Total Acres: 0.17 Total Land Value: 17,000 Market: 0 Agricultural: 0 Common: 17,000 PRINTED 08/02/2023 BY SYS