LOTS 5 & 6
IN OR 1783/911
G A PRINCE SURVEY #1

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

2023

24-2N-28-4920-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

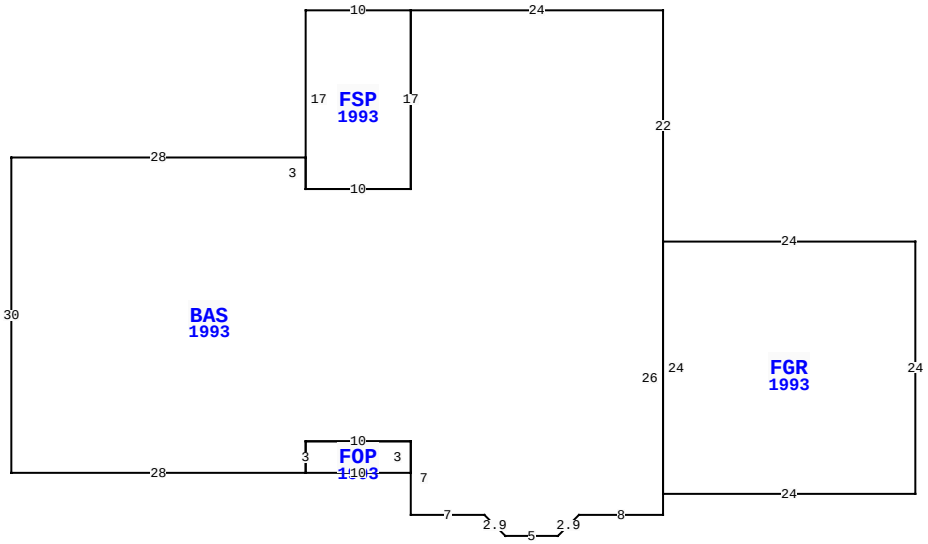
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	2,246	100	2,246	175,828
FGR	576	55	317	24,817
FOP	30	30	9	705
FSP	170	40	68	5,323
TOTALS	3,022		2,640	206,672

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,640	114.3648	103.21	272,474	1989	1989	0	0	0	24.15	75.85

1 SINGLE FAM – 100% - 1990 Heated Area: 2246 HX Base Yr 1990



96008 CAVALIER WAY, YULEE

BLD DATE	04/29/2015 KK	LGL DATE	
XF DATE		LAND DATE	06/05/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		206,672
TOTAL MARKET OB/XF VALUE		8,341
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		250,013
SOH/AGL Deduction		116,765
ASSESSED VALUE		133,248
TOTAL EXEMPTION VALUE	HX HB WX SL	133,248
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		250,013
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,453

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R13147	RE-ROOF	9,485	09/03/2012
5783	NEW CONSTR	81,128	06/02/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1783/0911	2/16/2012	WD	U	I	30	100
GRANTOR: ROBINSON NATHANIEL &						
GRANTEE: ROBINSON DEBORAH EL						
0523/1081	8/06/1987	MS	U	V		8,000
GRANTOR: ALBERT CHARLES						
GRANTEE: ROBINSON NATHANIEL						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W24 BAS=[YR=1993] N22 W24 FSP=[YR=1993] W10 S17 E10 N17$ S17 W10 N3 W28 S30 E28 FOP=[YR=1993] E10 N3 W10S3$ N3 E10 S7 E7 D2 R2 E5 U2 R2 E8 N26$ S24 E24 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
1	0810	CONCRETE A	0	100	0	0	1,287.00	SF	6.50	6.50	100	1989	1989	3	59.5	4,977	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
3	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	1989	1989	3	20	40	
4	0351	CARPORT MT	0	100	20	16	320.00	SF	5.90	5.90	100	2010	2010	3	50	944	

LAND DESCRIPTION

TOTAL OB/XF 8,341

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	100	0005	RM	50.00	150.00	0.35	AC		1.00	1.00	1.25	80,000.00	100,000.00	35,000							

REVIEW DATE 08/18/2017 BY KW Total Acres: 0.35 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS