LOT 9 & 12
IN OR 1683/624
G A PRINCE SURVEY #1

LOVETT DOROTHY
96027 CAVALIER WAY
YULEE, FL 32097

2023

24-2N-28-4920-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

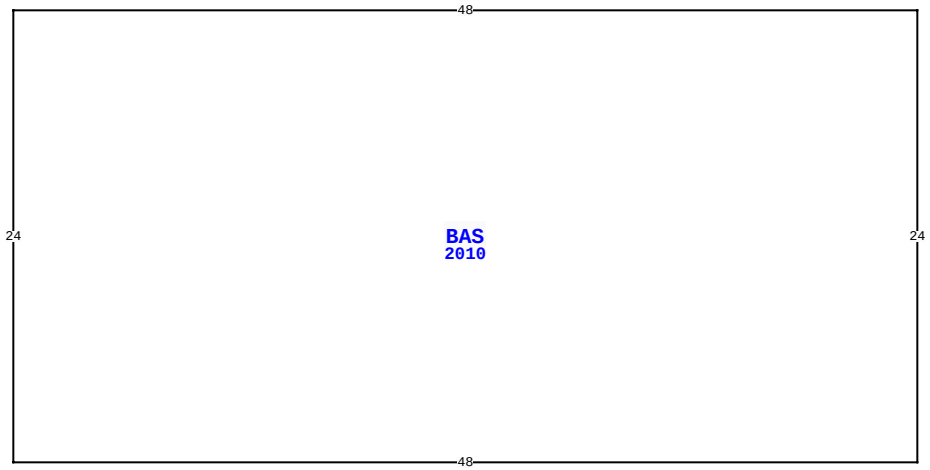
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	34,538
TOTALS	1,152		1,152	34,538

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,152	131.7800	85.66	98,680	1991	1995	0	0	0	65.00	35.00

1 M/H 93- – 100% - 2011 Heated Area: 1152 HX Base Yr 2011



96027 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		34,538
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		23,200
TOTAL MARKET VALUE		57,738
SOH/AGL Deduction		28,844
ASSESSED VALUE		28,894
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		3,894
TOTAL JUST VALUE		57,738
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		46,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95 972	MH MOVE-ON	0	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1683/0624	6/09/2010	QC	U	I	11	100
GRANTOR: WILLIAMS ESTELLE						
GRANTEE: LOVETT DOROTHY						
0126/0602	1/01/1972	TA	U	I		1,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W48 S24 E48 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

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	100	0005	RM	50.00	150.00	0.29	AC		1.00	1.00	1.00	80,000.00	80,000.00	23,200							

REVIEW DATE 07/16/2020 BY KWA Total Acres: 0.29 Total Land Value: 23,200 Market: 0 Agricultural: 0 Common: 23,200 PRINTED 08/02/2023 BY SYS