

MCKNIGHT CATHLEEN &/GAMBLE LORI M
96529 CHESTER RD
YULEE, FL 32097

44-3N-28-0000-0001-0320

[illegible]

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YULEE, FL 32097

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BUILDING CHARACTERISTICS

COD CONSTRUCTION

ELEMENT

CD

Exterior Wall CD 25 MOD METAL 100

RooF Structur 10 STEEL FRME 100

RooF Cover 12 MODULAR MT 100

Interior Wall 07 NONE 100

Interior Floo 03 CONC FINSH 100

Air Condition 01 NONE 100

Heating Type 01 NONE 100

Bedrooms 0 100

Bathrooms 0 100

Frame Stories 05 STEEL 100
1. 1. 100

Units Occupancy 0 100
00 NONE 100

Quality 06 Quality Level 06

DOR CODE 0200 MOBILE HOME

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4031.00

AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE

BAS 720 100 720 12,434

TOTALS 720 720 12,434

EXTRA FEATURES

L N 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

USE CODE CLS LAND USE DESCRIPTION CAP RD LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPHT FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV

REVIEW DATE 10/30/2019 BY KW Total Acres: 1.38 Total Land Value: 104,880 Market: 0 Agricultural: 0 Common: 104,880 PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYW EYB ECON FNCT NORM % COND

6500 01 720 63.2500 22.14 15,941 2006 2006 0 0 22.00 78.00

GARAGE RES - 100% - 2016 Heated Area: 720 HX Base Yr 2016

BLD DATE XF DATE INC DATE 04/24/2007 RK LGL DATE LAND DATE AG DATE 06/20/2023 MLU

96529 CHESTER RD, YULEE

TOTAL OB/XF 0

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VALUATION SUMMARY VALUATION BY STANDARD Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 49,331

TOTAL MARKET OB/XF VALUE 0

TOTAL LAND VALUE - MARKET 104,880

TOTAL MARKET VALUE 154,211

SOH/AGL Deduction 74,748

ASSESSED VALUE 79,463

TOTAL EXEMPTION VALUE HX HB SX 79,463

BASE TAXABLE VALUE 0

TOTAL JUST VALUE 154,211

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 123,673

SUBTOTAL SALES DATA OFF RECORD Number DATE TYPE INST QUANTITY VOLUME RSNC SALE PRICE 2480/0345 6/28/2021 QC UU II 11 100 GRANTOR: MCKNIGHT CATHLEEN GRANTEE: GAMBLE LORI M & CAT 2017/0989 12/02/2015 FJU UI I 11 0 GRANTOR: CAPUZZO VIRGINIA MAE GRANTEE: MCKNIGHT CATHLEEN BUILDING NOTES BAS=[YR=2006] W24 S30 E24 N30 \$.