PT OF LOTS 61 & 62
IN OR 2022/211 & OR 2058/1531
(EX OR 2173/1765)

BEALE TONYA K/BEALE ROBERT E
17205 CAVALIER LN
HILLIARD, FL 32046

2024

10-3N-23-2020-0061-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

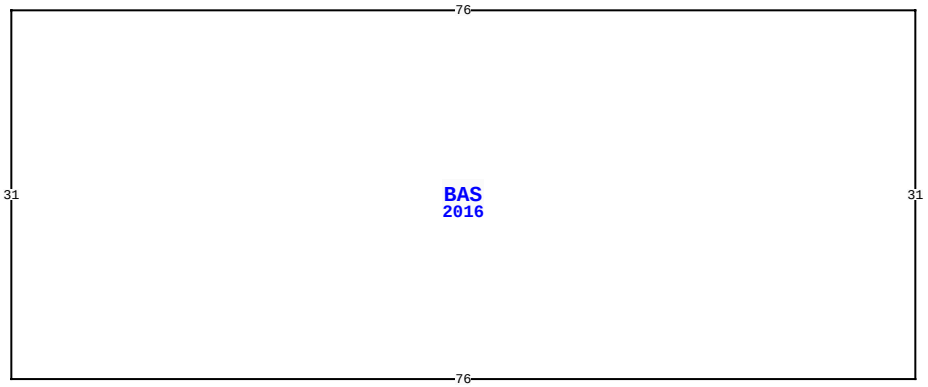
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2,356	196,275
TOTALS	2,356		2,356	196,275

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	130.6800	98.01	230,912	2016	2016	0	0	0	15.00	85.00

1 M/H 94+ – 100% - 2018 Heated Area: 2356 HX Base Yr 2018



17205 CAVALIER LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		196,275
TOTAL MARKET OB/XF VALUE		3,395
TOTAL LAND VALUE - MARKET		44,100
TOTAL MARKET VALUE		243,770
SOH/AGL Deduction		82,011
ASSESSED VALUE		161,759
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		111,759
TOTAL JUST VALUE		243,770
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165762	CO ISSUED	0	10/28/2016
MH165762	MH MOVE-ON	0	07/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2022/0211	1/04/2016	SW	U	V	11	100

GRANTOR: ALTMAN MORRIS R

GRANTEE: BEALE TONYA K & ROB

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W76 S31 E76 N31$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	97	3,395	

LAND DESCRIPTION

TOTAL OB/XF 3,395

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.47	AC		1.00	1.00	1.00	30,000.00	30,000.00	44,100							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.47 Total Land Value: 44,100 Market: 0 Agricultural: 0 Common: 44,100 PRINTED 08/06/2024 BY SYS