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

2025

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

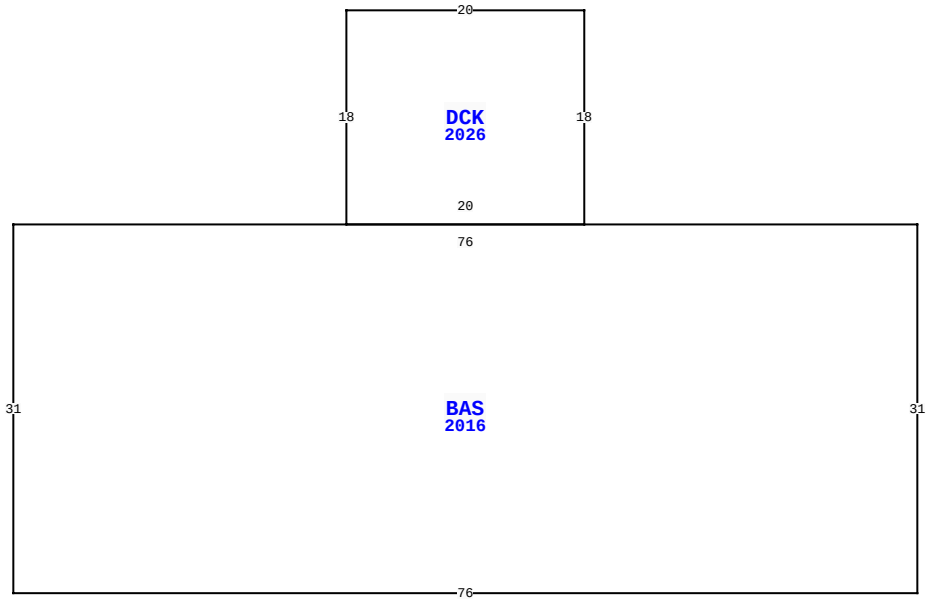
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2016	2,356	209,363
DCK	360	15	2026	54	4,798
TOTALS	2,716			2,410	214,162

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,410	130.6800	111.08	267,703	2016	2016	0	0	0	20.00	80.00

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	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		214,162
TOTAL MARKET OB/XF VALUE		3,395
TOTAL LAND VALUE - MARKET		66,150
TOTAL MARKET VALUE		283,707
SOH/AGL Deduction		117,257
ASSESSED VALUE		166,450
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		115,728
TOTAL JUST VALUE		283,707
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,770

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;ORIG=0,0] W76 S31 E76 N31 $
DCK=[YR=2026;ORIG=-48,-18] E20 S18 W20 N18 $
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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	000100	C	RES	100		OR	0.00	0.00	1.47	AC		1.00	1.00	1.00	45,000.00	45,000.00	66,150							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.47 Total Land Value: 66,150 Market: 0 Agricultural: 0 Common: 66,150 PRINTED 07/30/2025 BY SYS