IN OR 2480/345
1995 SKYL R583980

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

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

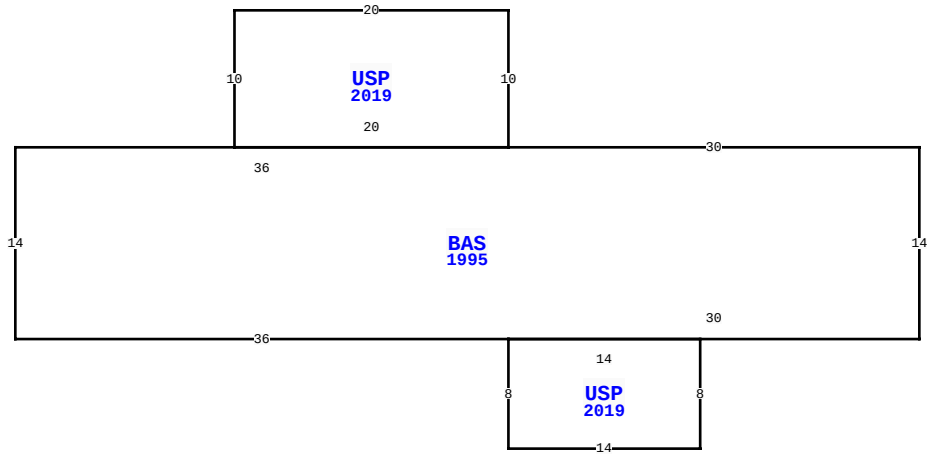
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1995	924	34,789
USP	112	50	2019	56	2,108
USP	200	50	2019	100	3,765
TOTALS	1,236			1,080	40,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,080	139.4400	125.50	135,540	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ 100% - 2016 Heated Area: 924 HX Base Yr 2016



96529 CHESTER RD, YULEE

BLD DATE	04/24/2007 RK	LGL DATE	03/25/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		53,451
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		106,700
TOTAL MARKET VALUE		160,151
SOH/AGL Deduction		73,143
ASSESSED VALUE		87,008
TOTAL EXEMPTION VALUE	HX HB SX	87,008
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		160,151
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R12440	REPAIR/RRF	50	09/01/2010
B15919	GARAGE	29,958	08/01/2005
MH95097	MH MOVE-ON	0	11/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2480/0345	6/28/2021	QC	U	I	11	100
GRANTOR: MCKNIGHT CATHLEEN						
GRANTEE: GAMBLE LORI M & CAT						
2017/0989	12/02/2015	FJ	U	I	11	0
GRANTOR: CAPUZZO VIRGINIA MAE						
GRANTEE: MCKNIGHT CATHLEEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W30 USP=[YR=2019] N10 W20 S10 E20$ W36 S14 E36
USP=[YR=2019] S8 E14 N8 W14$ E30 N14$.

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	RES	100		OR	150.00	400.00	1.18	AC		1.00	1.00	1.00	90,000.00	90,000.00	106,200							
2	009530	C	POND	100		OR			0.20	AC		1.00	1.00	1.00	2,500.00	2,500.00	500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.18 Total Land Value: 106,700 Market: 0 Agricultural: 0 Common: 106,700 PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	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	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

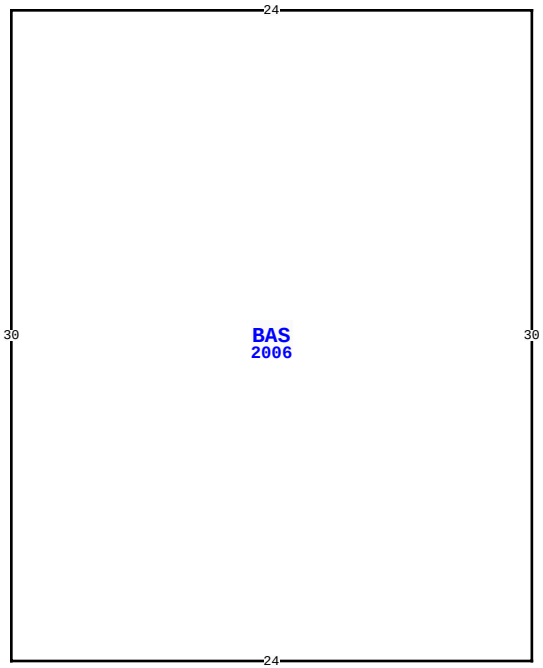
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2006	720	12,789
TOTALS	720			720	12,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	63.2500	24.67	17,762	2006	2006	0	0	0	28.00	72.00

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



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NASSAU COUNTY PROPERTY

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GRANTEE: GAMBLE LORI M & CAT						
2017/0989	12/02/2015	FJ	U	I	11	0
GRANTOR: CAPUZZO VIRGINIA MAE						
GRANTEE: MCKNIGHT CATHLEEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W24 S30 E24 N30 $.

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

TOTAL OB/XF 0

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.18 Total Land Value: 106,700 Market: 0 Agricultural: 0 Common: 106,700 PRINTED 07/09/2026 BY SYS