

LOT 1
IN OR 1361/1018
LANCEFORD PB 6/356

RANDLE CRAIG B & PAULA G
96020 DOWLING DR
YULEE, FL 32097-6306

2023

45-3N-28-121L-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,375	100	2,375	269,653
FGR	475	55	261	29,634
FOP	172	30	52	5,904
FOP	189	30	57	6,472
PTO	147	5	7	795
UUS	1,539	50	770	87,424

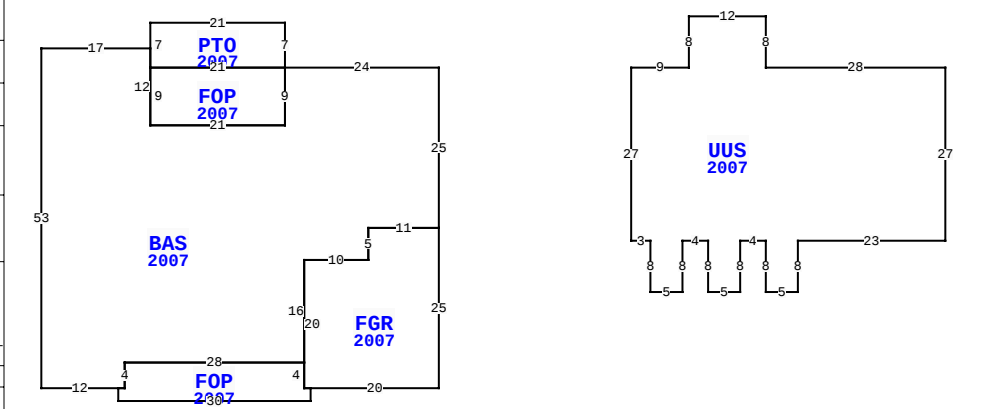
TOTALS	4,897		3,522	399,880
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2007
2	0812	CONCRETE C	0 100	0	0	1,770.00	SF	4.00	4.00	100	2007

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT	

REVIEW DATE 08/13/2018 BY KW

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,522	107.7300	127.93	450,569	2007	2007	0	0	0 11.25	88.75
1 SNGL FAM - 100% - 2008 Heated Area: 2375 HX Base Yr 2008											



96020 DOWLING DR, YULEE	BLD DATE	07/18/2007	RK	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

TOTAL OB/XF											
9,521											

TOTAL OB/XF											
9,521											

Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		399,880	
TOTAL MARKET OB/XF VALUE		9,521	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		509,401	
SOH/AGL Deduction		291,159	
ASSESSED VALUE		218,242	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		168,242	
TOTAL JUST VALUE		509,401	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		395,065	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12314	MECH OTHER	0	12/01/2006
R09918	REPAIR/RRF	1,500	11/01/2006
P11602	NEW CONSTR	0	10/01/2006
C18536	CO ISSUED	0	09/01/2006
E18048	ELEC OTHER	7,000	09/01/2006
B18536	NEW CONSTR	308,220	09/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V	RSN CD	SALE PRICE
1361/1018	10/25/2005	WD	Q	V	72,000
GRANTOR: DESILET ANDRE L					
GRANTEE: RANDLE CRAIG B & PA					
1161/0085	8/08/2003	WD	Q	V	25,000
GRANTOR: BLACKROCK DEVELOPMENT					
GRANTEE: DESILET ANDRE L					

BUILDING NOTES											
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BAS=[YR=2007] W24 PTO=[YR=2007] N7 W21 S7 FOP=[YR=2007] S9 E21 N9 W21 \$ E21\$S9 W21 N12 W17 S53 E12 FOP=[YR=2007] S2 E30 N2 FGR=[YR=2007] E20 N25 W11 S5 W10S20 E1\$ W1 N4 W28 S4W1\$ E1 N4 E28 N16 E10 N5 E11 N25 \$ PTR=E30 UUS=[YR=2007] E9 N8 E12S8 E28 S27 W23 S8 W5 N8 W4 S8 W5 N8 W4 S8 W5 N8 W3 N27 \$ W30 \$.