

LOCHER WILLIAM J & SANDRA L
96134 DOWLING DR
YULEE, FL 32097

45-3N-28-121L-0007-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY		PAGE 1 of 1		4	
Exterior Wall		31		HARDIE BRD 100		0900		01		2,645		112.9968		134.18		354,906		2022		2022		0		0		0.00		100.00		VALUATION BY		STANDARD			
Roof Structure		08		IRREGULAR 100		1		SNGL FAM - 100% - 2023								Heated Area: 2129										HX Base Yr 2023		Tax Group: 4		Tax Dist:					
Roof Cover		03		COMP SHNGL 100																								BUILDING MARKET VALUE		354,906					
Interior Wall		05		DRYWALL 100																								TOTAL MARKET OB/XF VALUE		34,956					
Interior Floor		13		LVT/LAMNT 90																								TOTAL LAND VALUE - MARKET		150,000					
Interior Floor		11		CLAY TILE 10																								TOTAL MARKET VALUE		539,862					
Air Condition		03		CENTRAL 100																								SOH/AGL Deduction		127,830					
Heating Type		04		AIR DUCTED 100																								ASSESSED VALUE		412,032					
Bedrooms				3 100																								TOTAL EXEMPTION VALUE		HX HB 50,000					
Bathrooms				2 100																								BASE TAXABLE VALUE		362,032					
Frame		02		WOOD FRAME 100																								TOTAL JUST VALUE		539,862					
Stories		1.		1. 100																								INCOME VALUE		389,862					
Units		0		0 100																								PREVIOUS YEAR MKT VALUE		126,900					
Occupancy		00		NONE 100																															
Quality		04		Quality Level 04																															
DOR CODE		0100		SINGLE FAMILY																															
MAP NUM				MKT AREA																															
NEIGHBORHOOD/LOC		4026.00																																	
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																											
BAS		2,129		100		2,129		285,669																											
FGR		600		55		330		44,279																											
FOP		80		30		24		3,220																											
FOP		300		30		90		12,076																											
UOP		360		20		72		9,661																											
TOTALS		3,469				2,645		354,906																											
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					
1		0504		FP-ELECTRI		0 100		0 0		1.00		UT		2,000.00		2,000.00		100		2022		2022		3		100		2,000							
2		0812		CONCRETE C		0 100		0 0		1,768.00		SF		4.00		4.00		100		2022		2022		3		100		7,072							
3		0810		CONCRETE A		0 100		0 0		216.00		SF		6.50		6.50		100		2022		2022		3		100		1,404							
4		0861		POOL GUNIT		0 100		12 24		288.00		SF		85.00		85.00		100		2022		2022		3		100		24,480							