LOT 9
IN OR 1919/1635
LANCEFORD PB 6/356

EASON MICHAEL & STEPHANIE J
4476 GRAY HAWK ST
ORANGE PARK, FL 32065

2023

45-3N-28-121L-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

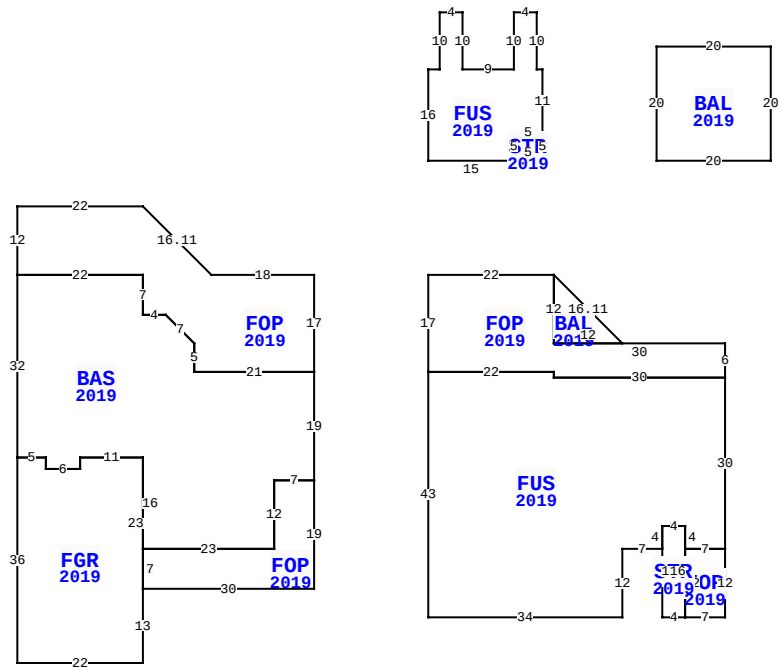
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
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
BAL	72	15	11	1,936
BAL	400	15	60	10,561
BAS	1,640	100	1,640	288,676
FGR	780	55	429	75,513
FOP	84	30	25	4,401
FOP	294	30	88	15,490
FOP	554	30	166	29,220
FOP	769	30	231	40,661
FUS	375	100	375	66,008
FUS	1,974	100	1,974	347,467
TOTALS	7,031		5,007	881,343

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	5,007	149.7276	177.80	890,245	2019	2019	0	0	0	1.00	99.00

1 SNGL FAM – 0% - 0 Heated Area: 3989 HX Base Yr



** This building has 12 Sub-Areas

96166 DOWLING DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	881,343
TOTAL MARKET OB/XF VALUE	123,363
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	1,154,706
SOH/AGL Deduction	269,725
ASSESSED VALUE	884,981
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	884,981
TOTAL JUST VALUE	1,154,706
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	823,942

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1811605	CO ISSUED	0	12/17/2019
B1906155	SWIM POOL	30,000	06/11/2019
B1811605	NEW CONSTR	570,081	11/21/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1919/1635	5/28/2014	WD	Q	V	01	115,000
GRANTOR: SIEGMUND SUSAN P TRUS						
GRANTEE: EASON MICHAEL & STE						
1523/1994	9/07/2007	WD	Q	V		310,000
GRANTOR: BLACKROCK DEVELOPMENT						
GRANTEE: SIEGMUND SUSAN P TR						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W18 U12 L12 W22 S12 BAS=[YR=2019] S32 FGR=[YR=2019] S36 E22 N13 FOP=[YR=2019] E30 N19 W7 S12 W23 S7$ N23 W11 S2 W6 N2 W5$ E5 S2 E6 N2 E11 S16 E23 N12 E7 N19 W21 N5 U5 L5 W4 N7 W22$ E22 S7 E4 D5 R5 S5 E21 N17$ PTR= E20 FOP=[YR=2019] E22 BAL=[YR=2019] R12 D12 W12 N12$ S12 E30 S6 FUS=[YR=2019] S30 FOP=[YR=2019] S12 W7 STR=[YR=2019] W4 N16 E4 S16$ N12 E7 $ W7 N4 W4 S4 W7 S12 W34 N43 E22 S1 E30$ W30 N1 W22 N17$ N20 FUS=[YR=2019] N16 E2 N10 E4 S10 E9 N10 E4 S10 E1 S11 STR=[YR=2019] S5 W5 N5 E5$ W5 S5 W15$ E40 BAL=[YR=2019] E20 N20 W20 S20$ W40 S20 W20$.

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	0300	BOAT DCK W	0	0	0	0	1,645.00	SF	40.00	40.00	100	2019	2019	3	93	61,194	
2	0350	CARPORT WD	0	0	10	10	100.00	SF	13.00	13.00	100	2019	2019	3	90	1,170	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465	
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	99	1,980	
5	0810	CONCRETE A	0	0	61	3	183.00	SF	6.50	6.50	100	2019	2019	3	99	1,178	
6	0812	CONCRETE C	0	0	0	0	2,270.00	SF	4.00	4.00	100	2019	2019	3	93	8,989	
7	0861	POOL GUNIT	0	0	0	0	330.00	SF	85.00	85.00	100	2019	2019	3	93	26,087	
8	0855	CONC PAVER	0	0	0	0	967.00	SF	10.00	10.00	100	2019	2019	3	99	9,573	
9	0462	ST/AL FNC	0	0	246	0	984.00	SF	10.00	10.00	100	2019	2019	3	93	9,151	
10	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	96	576	

TOTAL OB/XF 123,363

LAND DESCRIPTION

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	000116	C	SFR MARSH	0		RS-1	100.00	209.00	100.00	FF		1.00	1.00	1.00	1,500.00	1,500.00	150,000							

REVIEW DATE 12/18/2019 BY KW Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS