

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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
BAS	2,640	100
FGR	914	55
FOP	216	30
FOP	317	30
FST	18	55
TOTALS	4,105	3,313

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,313	110.2206	130.89	433,639	2022	2022	0	0	0	0.00100.00
1 SNGL FAM - 100% - 2023						Heated Area: 2640		HX Base Yr 2023			
The floor plan diagram shows a complex layout with several labeled areas and dimensions. The areas are: BAS 2022 (a large central area), FOP 2022 (a small area at the top left), FGR 2022 (a large area at the bottom), and FST 2022 (a small area at the bottom right). Dimensions are provided for various sections, including 36, 6, 13, 12, 4, 17, 15, 16, 42, 4, 46, 36, 10, 5, 8, 14, 35, 24, 36, 44, 1, 6, 13, 12, 4, 17, 15, 16, 42, 4, 46, 36, 10, 5, 8, 14, 35, 24, 36, 44, 1, 6, 13, 12, 4, 17, 15, 16, 42, 4, 46, 36, 10, 5, 8, 14, 35, 24, 36, 44, 1, 6, 13, 12, 4, 17, 15, 16, 42, 4, 46, 36, 10, 5, 8, 14, 35, 24, 36, 44, 1, 6, 13, 12, 4, 17, 15, 16, 42, 4, 46, 36, 10, 5, 8, 14, 35, 24, 36, 44, 1, 6, 13, 12, 4, 17, 15, 16, 42, 4, 46, 36, 10, 5, 8, 14, 35, 24, 36, 44, 1, 6, 13, 12, 4, 17, 15, 16, 42, 4, 46, 36, 10, 5, 8, 14, 35, 24, 36, 44, 1, 6, 13, 12, 4, 17, 15, 16, 42, 4, 46, 36, 10, 5, 8, 14, 35, 24, 36, 44, 1, 6, 13, 12, 4, 17, 15, 16, 42, 4, 46, 36, 10, 5, 8, 14, 35, 24, 36, 44, 1, 6, 13, 12, 4, 17, 15, 16, 42, 4, 46, 36, 10, 5, 8, 14, 35, 24, 36, 44, 1, 6, 13, 12, 4, 17, 15, 16, 42, 4, 46, 36, 10, 5, 8, 14, 35, 24, 36, 44, 1, 6, 13, 12, 4, 17, 15, 16, 42, 4, 46, 36, 10, 5, 8, 14, 35, 24, 36, 44, 1, 6, 13, 12, 4, 17, 15, 16, 42, 4, 46, 36, 10, 5, 8, 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17, 15, 16, 42, 4, 46, 36, 10, 5, 8, 14, 35, 24, 36, 44, 1, 6, 13, 12, 4, 17, 15, 16, 42, 4, 46, 36, 10, 5, 8, 14, 35, 24, 36, 44, 1, 6, 13, 12, 4, 17, 15, 16, 42, 4, 46, 36, 10, 5, 8, 14, 35, 24, 36, 44, 1, 6, 13, 12, 4, 17, 15, 16, 42, 4, 46, 36, 10, 5, 8, 14, 35, 24, 36, 44, 1, 6, 13, 12, 4, 17, 15, 16, 42, 4, 46, 36, 10, 5, 8, 14, 35, 24, 36, 44, 1, 6, 13, 12, 4, 17, 15, 16, 42, 4, 46, 36, 10, 5, 8, 14, 35, 24, 36, 44, 1, 6, 13, 12, 4, 17, 15, 16, 42, 4, 46, 36, 10, 5, 8, 14, 35, 24, 36, 44, 1, 6, 13, 12, 4, 17, 15, 16, 42, 4, 46, 36, 10, 5, 8, 14, 35, 24, 36, 44, 1, 6, 13, 12, 4, 17, 15, 16, 42, 4, 46, 36, 10, 5, 8, 14, 35, 24, 36, 44, 1, 6, 13, 12, 4, 17, 15, 16, 42, 4, 46, 36, 10, 5, 8, 14, 35, 24, 36, 44, 1, 6, 13, 12, 4, 17, 15, 16, 42, 4, 46, 36, 10, 5, 8, 14, 35, 24, 36, 44, 1, 6, 13, 12, 4, 17, 15, 16, 42, 4, 46, 36, 10, 5, 8, 14, 35, 24, 36, 44, 1, 6, 13, 12, 4, 17, 15, 16, 42, 4, 46, 36, 10, 5, 8, 14, 35, 24, 36, 44, 1, 6, 13, 12, 4, 17, 15, 16, 42, 4, 46, 36, 10, 5, 8, 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NASSAU COUNTY PROPERTY		PAGE 1 of 1		4
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE		433,639		
TOTAL MARKET OB/XF VALUE		99,850		
TOTAL LAND VALUE - MARKET		156,045		
TOTAL MARKET VALUE		689,534		
SOH/AGL Deduction		0		
ASSESSED VALUE		689,534		
TOTAL EXEMPTION VALUE		HX HB	50,000	
BASE TAXABLE VALUE		639,534		
TOTAL JUST VALUE		689,534		
NCON VALUE		503,109		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		171,545		

EXTRA FEATURES							96256 DOWLING DR, YULEE			INC DATE				AG DATE			
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	0300	BOAT DCK W	0	100	155	5	775.00	SF	40.00	40.00	100	2021	2021	3	98	30,380	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	
3	0861	POOL GUNIT	0	100	0	0	497.00	SF	85.00	85.00	100	2022	2022	3	100	42,245	
4	0911	SCRN RM A	0	100	0	0	1,098.00	SF	17.50	17.50	100	2022	2022	3	100	19,215	
5	0855	CONC PAVER	0	100	0	0	601.00	SF	10.00	10.00	100	2022	2022	3	100	6,010	
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