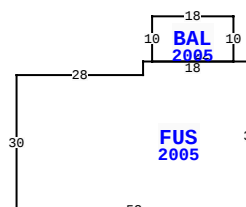
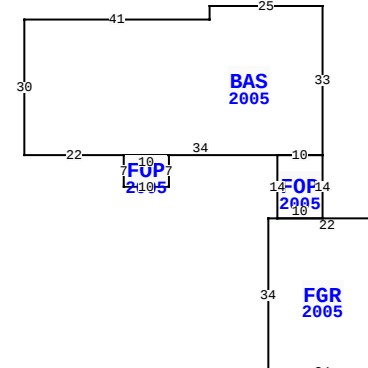




BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	16	WD FR STUC 100	0900	01	4,226	111.6192	132.55	560,156	2005	2005	0	0	0	8.50	91.50	VALUATION BY	STANDARD															
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2022												Heated Area: 3687												HX Base Yr 2022					
Roof Cover	03	COMP SHNGL 100																														
Interior Wall	05	DRYWALL 100																														
Interior Floor	11	CLAY TILE 60																														
Interior Floor	12	HARDWOOD 40																														
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Bedrooms		6 100																														
Bathrooms		6 100																														
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																												
BAL	180	15	27	3,275																												
BAS	2,055	100	2,055	249,237																												
FGR	816	55	449	54,456																												
FOP	70	30	21	2,547																												
FOP	140	30	42	5,094																												
FUS	1,632	100	1,632	197,935																												
TOTALS			4,893		4,226	512,543	96266 DOWLING DR, YULEE																									
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	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	6,300																	
2	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	27	540																	
3	0812	CONCRETE C	0 100	0	0	3,367.00	SF	4.00	4.00	100	2005	2005	3	87	11,717																	
4	0911	SCRN RM A	0 100	41	31	1,271.00	SF	17.50	17.50	100	2005	2005	3	27	6,005																	
5	0861	POOL GUNIT	0 100	0	0	594.00	SF	85.00	85.00	100	2005	2005	3	44	22,216																	
6	0845	KOOL DECK	0 100	0	0	678.00	SF	7.25	7.25	100	2005	2005	3	87	4,276																	
7	0830	FLAGSTONE	0 100	18	13	234.00	SF	12.00	12.00	100	2012	2012	3	94	2,640																	
LAND DESCRIPTION																	TOTAL OB/XF 53,694															
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								
1	000116	C	SFR MARSH	100		RS-1	144.00	315.00	144.00	FF	5	1.07	1.00	1.07	1,500.00	1,605.00	231,120															
			</																													