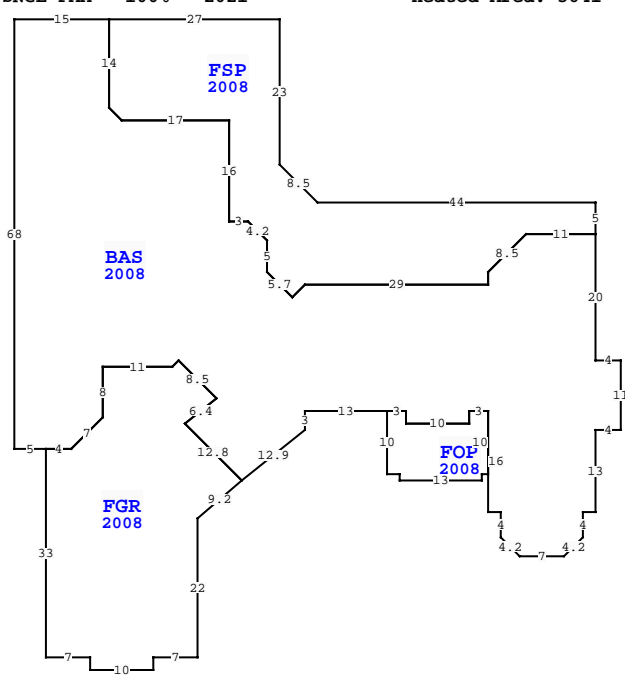


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units		0 100	
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
BAS	3,641	100	3,641
FGR	1,069	55	588
FOP	153	30	46
FSP	1,135	40	454
TOTALS	5,998		4,729

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	11	4,729	132.5914	157.45	744,581	2008	2008	0	0	7.00	93.00
1 SNGL FAM - 100% - 2021										Heated Area: 3641	HX Base Yr 2021



NASSAU COUNTY PROPERTY		PAGE 1 of 2	
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE	750,787		
TOTAL MARKET OB/XF VALUE	63,887		
TOTAL LAND VALUE - MARKET	255,750		
TOTAL MARKET VALUE	1,070,424		
SOH/AGL Deduction	278,434		
ASSESSED VALUE	791,990		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	741,990		
TOTAL JUST VALUE	1,070,424		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	930,414		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014360	SWIM POOL	125,000	09/21/2022
B21403	DET GARAGE	36,630	05/01/2008
R11257	REPAIR/RRF	875	05/01/2008
M13375	MECH OTHER	0	10/01/2007
C20257	CO ISSUED	404,448	07/01/2007
B20257	NEW CONSTR	404,448	07/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2390/1006	9/02/2020	WD	Q	I	02	929,500
GRANTOR: MCKINNON BOBBY E & RE						
GRANTEE: LECKER JOHN F & LOR						
1940/1164	9/30/2014	WD	Q	I	02	750,000
GRANTOR: ZUCALI JOEL K ET AL						
GRANTEE: MCKINNON BOBBY E &						

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		1.00	UT 3,500.00	3,500.00	100	2008	2008	3	93	3,255
2	0600	SUMMER KIT	0	100	0	0		1.00	UT 3,750.00	3,750.00	100	2008	2008	3	40	1,500
3	0812	CONCRETE C	0	100	0	0		5,081.00	SF 4.00	4.00	100	2008	2008	3	90	18,292
4	0300	BOAT DCK W	0	100	0	0		875.00	SF 40.00	40.00	100	2008	2008	3	56	19,600
5	0311	WD GANG WY	0	100	0	0		12.00	SF 45.00	45.00	100	2008	2008	3	40	216
6	0855	CONC PAVER	0	100	34	30		1,020.00	SF 10.00	10.00	100	2008	2008	3	90	9,180
8	0303	FLT DOCK W	0	100	10	12		120.00	SF 0.26	0.26	100	2008	2008	3	56	17
9	0462	ST/AL FNC	0	100	462	0		1,848.00	SF 10.00	10.00	100	2010	2010	3	64	11,827
TOTALS															63,887	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	155.00	345.00	155.00	FF	5	1.10	1.00	1.10	1,500.00	1,650.00	255,750							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	03	CONC FINSH	90
Interior Floo	11	CLAY TILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		1	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	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
BAS	360	100	360
FGR	750	55	412
			SUBAREA MARKET VALUE
			27,199
			31,128
TOTALS	1,110		772
			58,327

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	ACCESORY U	- 100%	- 2021								
Heated Area: 360					HX Base Yr 2021						

NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			750,787
TOTAL MARKET OB/XF VALUE			63,887
TOTAL LAND VALUE - MARKET			255,750
TOTAL MARKET VALUE			1,070,424
SOH/AGL Deduction			278,434
ASSESSED VALUE			791,990
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			741,990
TOTAL JUST VALUE			1,070,424
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			930,414

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19701	ELEC OTHER	11,480	07/01/2007
P12577	OTHER	0	07/01/2007
R10583	REPAIR/RRF	8,900	07/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2390/1006	9/02/2020	WD	Q	I	02	929,500
GRANTOR: MCKINNON BOBBY E & RE						
GRANTEE: LECKER JOHN F & LOR						
1940/1164	9/30/2014	WD	Q	I	02	750,000
GRANTOR: ZUCALI JOEL K ET AL						
GRANTEE: MCKINNON BOBBY E &						

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										
96271 DOWLING DR, YULEE																										
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>															BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
BLD DATE		LGL DATE																								
XF DATE		LAND DATE																								
INC DATE		AG DATE																								

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2008] W15 FGR=[YR=2008] N3 W25 S30 E25 N27\$ S24 E15 N24 \$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV