

LOT 40
IN OR 1943/812
LANCEFORD PB 6/356

FASSBENDER WILLIAM & COURTNEY L
96163 DOWLING DR
YULEE, FL 32097

2023

45-3N-28-121L-0040-0000



BUILDING CHARACTERISTICS	
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 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	3 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
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
BAS	2,187	100	2,187	269,729
FGR	532	55	293	36,136
FOP	47	30	14	1,727
FSP	361	40	144	17,760
FUS	385	100	385	47,483

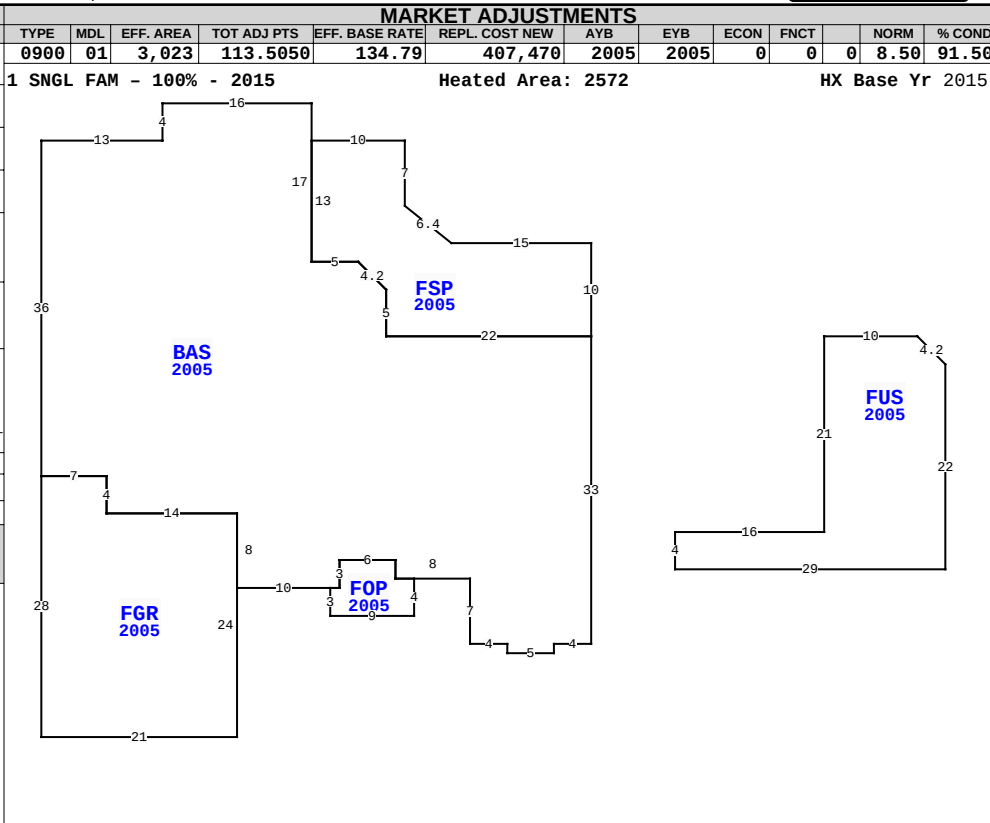
TOTALS 3,512 3,023 372,835

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	0812	CONCRETE C	0	100	0	0	2,474.00	SF	4.00	4.00	100	2005	2005	3	87	8,610	
2	0861	POOL GUNIT	0	100	0	0	704.00	SF	85.00	85.00	100	2011	2011	3	68	40,691	
3	0911	SCRN RM A	0	100	0	0	1,369.00	SF	17.50	17.50	100	2011	2011	3	55	13,177	
4	0857	SANDSTONE	0	100	0	0	968.00	SF	16.00	16.00	100	2011	2011	3	98	15,178	
5	0855	CONC PAVER	0	100	0	0	346.00	SF	10.00	10.00	100	2011	2011	3	93	3,218	
6	0462	ST/AL FNC	0	100	150	0	900.00	SF	10.00	10.00	100	2011	2011	3	68	6,120	
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2011	2011	3	55	550	
8	0476	VF 6 SBPL	0	100	0	0	25.00	LF	32.00	32.00	100	2018	2018	3	95	760	
9	0810	CONCRETE A	0	100	0	0	168.00	SF	6.50	6.50	100	2018	2018	3	98	1,070	
10	0855	CONC PAVER	0	100	0	0	295.00	SF	10.00	10.00	100	2018	2018	3	98	2,891	

LAND DESCRIPTION

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	000134	C	SFR POND	100	0003	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							



BLD DATE	01/21/2015	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF 92,265																
96163 DOWLING DR, YULEE																

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			408,632
TOTAL MARKET OB/XF VALUE			92,265
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			600,897
SOH/AGL Deduction			204,317
ASSESSED VALUE			396,580
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			346,580
TOTAL JUST VALUE			600,897
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			488,991

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800575	GARAGE	27,552	01/18/2018
B24764	ADDITION	15,624	06/01/2011
M0509182	MECH OTHER	0	02/01/2005
B14096	NEW CONSTR	0	01/01/2005
P0408816	OTHER	0	12/01/2004
E0413992	ELEC OTHER	2,500	12/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1943/0812	10/21/2014	WD Q	I	I	01
GRANTOR: SMITH VIRGINIA L & AL					
GRANTEE: FASSBENDER WILLIAM					
1731/1832	4/01/2011	WD Q	I	I	02
GRANTOR: ROSENBLUM BERNARD &					
GRANTEE: SMITH VIRGINIA L					

BUILDING NOTES	

BUILDING DIMENSIONS	
FSP=[YR=2005] N10W15 U4 L5 N7W10S13E5 R3 D3	
S5E22\$BAS=[YR=2005] W22N5 U3 L3 W5N17W16S4W13S36FGR=[YR=2005]	
S28 E21N24W14N4W7\$E7S4E14S8E10 FOP=[YR=2005]	
S3E9N4W2N2W6S3W1\$E1N3 E6S2E8S7E4S1E5N1E4N33\$ PTR=E25	
FUS=[YR=2005] S21W16S4E29N22 L3 U3 W10\$ W25\$.	

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