



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	14	WD SHINGLE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	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
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NEIGHBORHOOD/LOC	4026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,927	100	1,927	239,321
FGR	483	55	266	33,035
FOP	140	30	42	5,216
FOP	433	30	130	16,145
FUS	1,143	100	1,143	141,953
FUS	245	100	245	30,427

TOTALS	4,371		3,753	466,098
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EXTRA FEATURES	
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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	0855	CONC PAVR	0	100	0	0			2,122.00	SF	7.00					
2	0463	FENCE GATE	0	100	0	0			2.00	UT	300.00					
3	0462	ST/AL FNC	0	100	309	0			1,236.00	SF	10.00					

LAND DESCRIPTION	
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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	000100	C	SFR	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							
2	000100	C	SFR	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE	09/20/2023	BY	DJ
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,753	108.1080	135.14	507,180	2006	2006	0	0	0	8.10	91.90
1 SNGL FAM - 100% - 2023												
Heated Area: 3315												
HX Base Yr 2023												

96056 DOWLING DR, YULEE	BLD DATE	03/19/2007	RK	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

TOTAL OB/XF												
18,775												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		466,098	
TOTAL MARKET OB/XF VALUE		18,775	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		684,873	
SOH/AGL Deduction		39,865	
ASSESSED VALUE		645,008	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		595,008	
TOTAL JUST VALUE		684,873	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		664,629	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11074	TANKS/BLRS	0	02/01/2006
C16606	CO ISSUED	217,263	11/01/2005
B16606	NEW CONSTR	217,263	11/01/2005
P10357	OTHER	0	11/01/2005
R08581	REPAIR/RRF	0	11/01/2005
B16105	FOUNDATION	9,942	09/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2529/0921	1/12/2022	WD	Q	I	01
GRANTOR: REW THOMAS J & KELLY					SALE PRICE
GRANTEE: COURTNEY MICHAEL TH					
1904/0514	2/19/2014	WD	Q	I	05
GRANTOR: GAINES JAMES C					360,000
GRANTEE: REW THOMAS J & KELL					

BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2006] W14 S46 E14 FOP=[YR=2006] E20 N7 W20 S7 \$ N7 E20 FGR=[YR=2006] S11 E21 N23 W21 S12 \$ N12 E21 N27 FOP=[YR=2006] N9 W41 S13 E14 U4 R4 E23 \$ W23 D4 L4 W14 N4 \$ PTR= W30 FUS=[YR=2006] W23 D4 L4 S6 FUS=[YR=2017] W14 S18 E7 N1 E7 N17\$ S17 W7 S12 E4 N8 E13 S19 E14 N23 E3 N27 \$ E30\$.					