

LOT 9
IN OR 1919/1635
LANCEFORD PB 6/356

EASON MICHAEL/EASON STEPHANIE J
96166 DOWLING DR
YULEE, FL 32097

2024

45-3N-28-121L-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
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	5	100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
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
BAL	72	15	11	2,028
BAL	400	15	60	11,062
BAS	1,640	100	1,640	302,338
FGR	780	55	429	79,088
FOP	84	30	25	4,609
FOP	294	30	88	16,223
FOP	554	30	166	30,603
FOP	769	30	231	42,585
FUS	375	100	375	69,132
FUS	1,974	100	1,974	363,912
TOTALS	7,031		5,007	923,053

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	0300	BOAT DCK W	0	0	0	0	1,645.00	SF	40.00	40.00	100	2019	2019	3	90	59,220	
2	0350	CARPORT WD	0	0	10	10	100.00	SF	13.00	13.00	100	2019	2019	3	86	1,118	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465	
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	99	1,980	
5	0810	CONCRETE A	0	0	61	3	183.00	SF	6.50	6.50	100	2019	2019	3	98	1,166	
6	0812	CONCRETE C	0	0	0	0	2,270.00	SF	4.00	4.00	100	2019	2019	3	98	8,898	
7	0861	POOL GUNIT	0	0	0	0	330.00	SF	85.00	85.00	100	2019	2019	3	90	25,245	
8	0855	CONC PAVER	0	0	0	0	967.00	SF	10.00	10.00	100	2019	2019	3	98	9,477	
9	0462	ST/AL FNC	0	0	246	0	984.00	SF	10.00	10.00	100	2019	2019	3	90	8,856	
10	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	95	570	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		RSF	1100.00	209.00	100.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	200,000							

MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY	
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY	
0900	11	5,007	149.7276	187.16	937,110	2019	2019	0	0	0	1.50	98.50	STANDARD	
1 SNGL FAM - 0% - 0													Heated Area: 3989	
													HX Base Yr	