



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 50
Exterior Wall	31	HARDIE BRD 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	03	MASONRY 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	1,296	100	1,296	151,132
DCK	138	10	14	1,632
FGR	1,050	55	578	67,403
FOP	216	30	65	7,580
FOP	216	30	65	7,580
FOP	670	30	201	23,439
FOP	670	30	201	23,439
FUS	2,346	100	2,346	273,577
PTO	90	5	4	466
TOTALS	6,692		4,770	556,250

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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 PAVER	0	100	0	0		1,880.00	SF 10.00	100	2006	2006	3	87	16,356	
2	0300	BOAT DCK W	0	100	0	0		932.00	SF 40.00	100	2006	2006	3	44	16,403	
3	1124	CB/STC 4"	0	100	0	0		105.00	SF 6.50	100	2006	2006	3	87	594	
4	0752	USP	0	100	10	8		80.00	SF 15.00	100	2012	2012	3	68	816	
5	0310	AL GANG WY	0	100	0	0		15.00	LF 115.00	100	2012	2012	3	55	949	
6	0303	FLT DOCK W	0	100	12	6		72.00	SF 26.00	100	2012	2012	3	68	1,273	
7	0861	POOL GUNIT	0	100	28	13		364.00	SF 85.00	100	2017	2017	3	84	25,990	
8	0855	CONC PAVER	0	100	0	0		567.00	SF 10.00	100	2017	2017	3	97	5,500	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000116	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,770	101.6778	127.10	606,267	2006	2006	0	0	0	91.75
1 SNGL FAM - 100% - 2021 Heated Area: 3642 HX Base Yr 2021											
96232 DOWLING DR, YULEE											
BLD DATE: 04/22/2024 MLU											

TOTAL OB/XF											
67,881											

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE	556,250	
TOTAL MARKET OB/XF VALUE	67,881	
TOTAL LAND VALUE - MARKET	218,000	
TOTAL MARKET VALUE	842,131	
SOH/AGL Deduction	222,916	
ASSESSED VALUE	619,215	
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE	569,215	
TOTAL JUST VALUE	842,131	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	765,468	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633149	SWIM POOL	30,000	09/01/2016
C16116	CO ISSUED	200,822	09/01/2005
E15791	ELEC OTHER	2,000	09/01/2005
M10333	TANKS/BLRS	0	09/01/2005
P10052	OTHER	0	09/01/2005
R08264	REPAIR/RRF	5,000	09/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2339/0482	1/31/2020	WD	Q	I	02
GRANTOR: LOPER JAMES					
GRANTEE: MATHIS MISTY B & MI					
1324/0177	6/09/2005	WD	Q	V	
GRANTOR: BLACKROCK DEVELOPMENT					
GRANTEE: LOPER JAMES & ANGEL					

BUILDING NOTES		

BUILDING DIMENSIONS		
FOP=[YR=2006] W58 S10 BAS=[YR=2015] S42 E11 FOP=[YR=2006] S6 E36 N6 FGR=[YR=2006] E11 N27 PTO=[YR=2006] E6 N15 W6 S15\$ N15 W25 S42 E14\$ W36\$ E22 N37 W18 N5 W15\$ E15 S5 E18 N5 E25 N10\$ PTR=[YR=2006] E25 FOP=[YR=2006] E58 S10 FUS=[YR=2006] S42 W11 FOP=[YR=2006] S6 W13 DCK=[YR=2006] S10 D3 R2 W15 U3 R3 N10 E10\$ W23 N6 E36\$ W47 N42 E15 S5 E18 N5 E25\$ W25 S5 W18 N5 W15 N10\$ W25\$.		