LOT 13
LANCEFORD PB 6/356

CHOLEWA FAMILY REVOCABLE TRUST/CHOLEWA STEPHEN A J
96256 DOWLING DRIVE
YULEE, FL 32097

2024

45-3N-28-121L-0013-0000

BUILDING CHARACTERISTICS

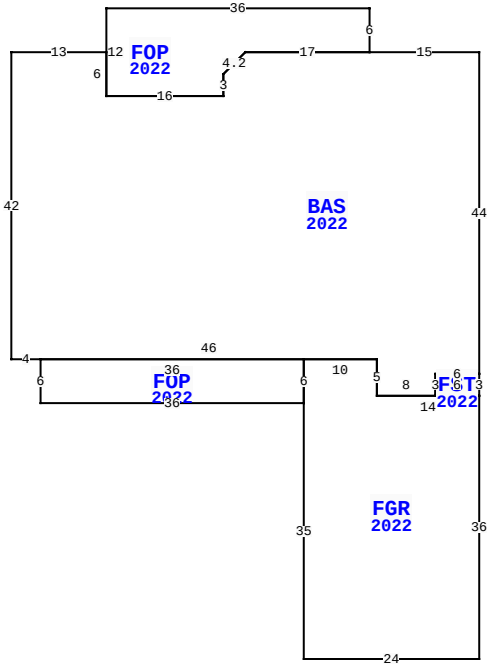
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,640	100	2,640	363,739
FGR	914	55	503	69,303
FOP	216	30	65	8,956
FOP	317	30	95	13,089
FST	18	55	10	1,378
TOTALS	4,105		3,313	456,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,313	110.2206	137.78	456,465	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 2640 HX Base Yr 2023



96256 DOWLING DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		456,465
TOTAL MARKET OB/XF VALUE		97,499
TOTAL LAND VALUE - MARKET		202,000
TOTAL MARKET VALUE		755,964
SOH/AGL Deduction		45,744
ASSESSED VALUE		710,220
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		660,220
TOTAL JUST VALUE		755,964
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		689,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004761	SCREEN ROOM	14,336	03/28/2022
21017022	SWIM POOL	70,000	12/09/2021
B2108586	NEW CONSTR	401,978	06/30/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2670/654	9/28/2023	SW	U	I	11	100
GRANTOR: CHOLEWA STEPHEN A JR						
GRANTEE: CHOLEWA FAMILY REVO						
2425/1195	12/28/2020	WD	Q	V	01	182,500
GRANTOR: SARTO PAUL & GAIL M						
GRANTEE: CHOLEWA STEPHEN A J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W15 FOP=[YR=2022] N6 W36 S12 E16 N3 U3 R3 E17$ W17 D3 L3 S3 W16 N6 W13 S42 E4 FOP=[YR=2022] S6 E36 FGR=[YR=2022] S35 E24 N36 FST=[YR=2022] N3 W6 S3 E6$ W14 N5 W10 S6$ N6 W36$ E46 S5 E8 N3 E6 N44$.

EXTRA FEATURES

LN	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	100	155	5	775.00	SF	40.00	40.00	100	2021	2021	3	95	29,450	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	
3	0861	POOL GUNIT	0	100	0	0	497.00	SF	85.00	85.00	100	2022	2022	3	98	41,400	
4	0911	SCRN RM A	0	100	0	0	1,098.00	SF	17.50	17.50	100	2022	2022	3	97	18,639	
5	0855	CONC PAVER	0	100	0	0	601.00	SF	10.00	10.00	100	2022	2022	3	100	6,010	

LAND DESCRIPTION

TOTAL OB/XF 97,499

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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		RSF-	1101.00	270.00	101.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	202,000							

REVIEW DATE 09/12/2022 BY DJ Total Acres: 0.00 Total Land Value: 202,000 Market: 0 Agricultural: 0 Common: 202,000 PRINTED 08/06/2024 BY SYS