



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		6 100
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
NEIGHBORHOOD/LOC	4026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	180	15	27	3,428
BAS	2,055	100	2,055	260,910
FGR	816	55	449	57,006
FOP	70	30	21	2,666
FOP	140	30	42	5,333
FUS	1,632	100	1,632	207,204
TOTALS	4,893		4,226	536,547

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	2.00	UT	3,500.00	3,500.00	
2	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	
3	0812	CONCRETE C	0	0	0	0	3,367.00	SF	4.00	4.00	
4	0911	SCRN RM A	0	0	41	31	1,271.00	SF	17.50	17.50	
5	0861	POOL GUNIT	0	0	0	0	594.00	SF	85.00	85.00	
6	0845	KOOL DECK	0	0	0	0	678.00	SF	7.25	7.25	
7	0830	FLAGSTONE	0	0	18	13	234.00	SF	12.00	12.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000116	C	SFR MARSH	0		RSF	1144.00	315.00	144.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,226	111.6192	139.52	589,612	2005	2005	0	0	9.00	91.00
1 SNGL FAM - 0% - 2024											
Heated Area: 3687											
HX Base Yr											
96266 DOWLING DR, YULEE											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	536,547		
TOTAL MARKET OB/XF VALUE	50,664		
TOTAL LAND VALUE - MARKET	288,000		
TOTAL MARKET VALUE	875,211		
SOH/AGL Deduction	0		
ASSESSED VALUE	875,211		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	875,211		
TOTAL JUST VALUE	875,211		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	797,357		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2112510	SOLAR PANELS	114,474	09/17/2021
E2006124	CHNGE SRVC	0	07/01/2020
B1327183	WIND/DRS	15,000	05/01/2013
B16956	SCRN RM	10,365	12/01/2006
M09974	MECH OTHER	0	07/01/2005
P0509632	OTHER	0	06/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2666/906	9/12/2023	WD	Q	I	02	1,123,000	
GRANTOR: ANTHONY RONALD II & J							
GRANTEE: MICHAEL DAVID B							
2441/1719	3/11/2021	WD	Q	I	02	692,000	
GRANTOR: DALEY NICHOLAS C & CA							
GRANTEE: ANTHONY RONALD II &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W25 S3 W41 S30 E22 FOP=[YR=2005] S7 E10 N7 W10\$ E34 FOP=[YR=2005] S14 FGR=[YR=2005] W2 S34 E24 N34 W22\$ E10 N14 W10\$ E10 N33\$ PTR=N20 FUS=[YR=2005] N30 E28 N3 E2 BAL=[YR=2005] N10 E18 S10 W18\$ E22 S33 W52\$ S20\$.											