

LOT 1
IN OR 1361/1018
LANCEFORD PB 6/356

RANDLE CRAIG B & PAULA G
96020 DOWLING DR
YULEE, FL 32097-6306

2025

45-3N-28-121L-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	

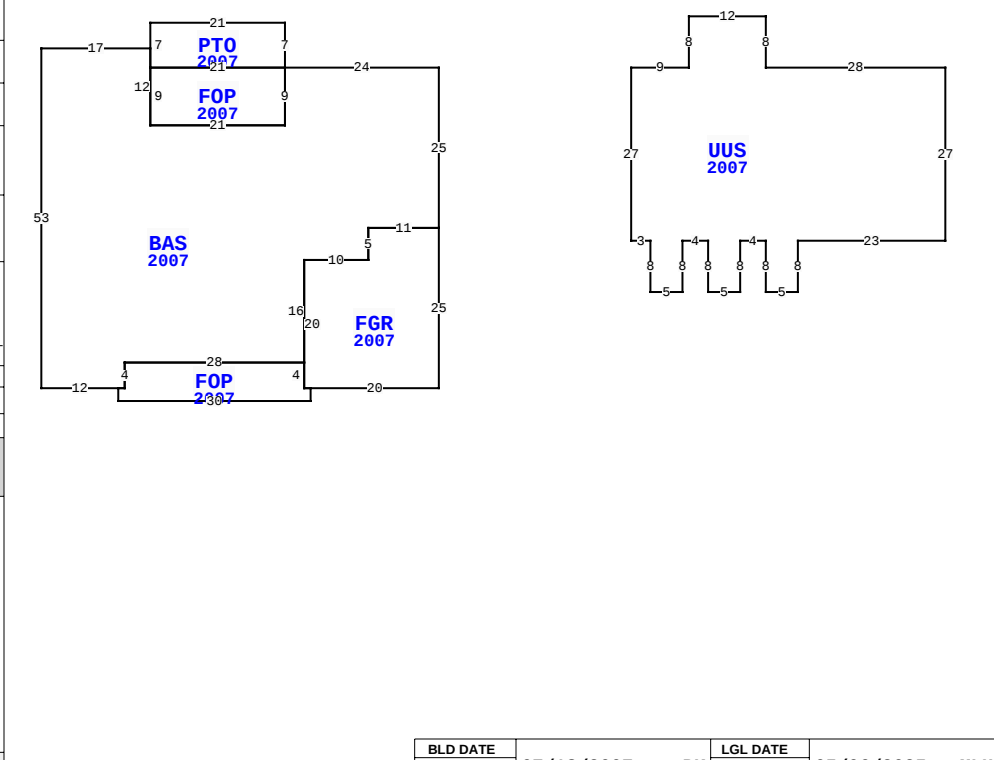
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,375	100	2007	2,375	294,665
FGR	475	55	2007	261	32,382
FOP	172	30	2007	52	6,451
FOP	189	30	2007	57	7,072
PTO	147	5	2007	7	868
UUS	1,539	50	2007	770	95,534
TOTALS	4,897			3,522	436,972

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,770.00	SF	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,522	107.7300	142.20	500,828	2007	2007	0	0	0	12.75	87.25
1 SNGL FAM - 100% - 2008 Heated Area: 2375 HX Base Yr 2008												



96020 DOWLING DR, YULEE					XF DATE		07/18/2007		RK		LAND DATE		05/06/2025		MLU	
					INC DATE						AG DATE					
UNITS		UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES					
1.00		UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150						
1,770.00		SF	4.00	4.00	100	2007	2007	3	87	6,160						

TOTAL OB/XF 9,310												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00

Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		436,972	
TOTAL MARKET OB/XF VALUE		9,310	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		571,282	
SOH/AGL Deduction		339,974	
ASSESSED VALUE		231,308	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		180,586	
TOTAL JUST VALUE		571,282	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		526,775	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12314	MECH OTHER	0	12/01/2006
R09918	REPAIR/RRF	1,500	11/01/2006
P11602	NEW CONSTR	0	10/01/2006
C18536	CO ISSUED	0	09/01/2006
E18048	ELEC OTHER	7,000	09/01/2006
B18536	NEW CONSTR	308,220	09/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1361/1018	10/25/2005	WD	Q	V		72,000	
GRANTOR: DESILET ANDRE L							
GRANTEE: RANDLE CRAIG B & PA							
1161/0085	8/08/2003	WD	Q	V		25,000	
GRANTOR: BLACKROCK DEVELOPMENT							
GRANTEE: DESILET ANDRE L							

BUILDING NOTES									
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BUILDING DIMENSIONS
BAS=[YR=2007] W24 PTO=[YR=2007] N7 W21 S7 FOP=[YR=2007] S9 E21 N9 W21 \$ E21\$S9 W21 N12 W17 S53 E12 FOP=[YR=2007] S2 E30 N2 FGR=[YR=2007] E20 N25 W11 S5 W10S20 E1\$ W1 N4 W28 S4W1\$ E1 N4 E28 N16 E10 N5 E11 N25 \$ PTR=E30 UUS=[YR=2007] E9 N8 E12S8 E28 S27 W23 S8 W5 N8 W4 S8 W5 N8 W4 S8 W5 N8 W3 N27 \$ W30 \$.

Common: 125,000 PRINTED 07/30/2025 BY SYS