LOT 4
IN OR 1348/909
LANCEFORD PB 6/356

BOYETT SANDRA TRUSTEE
96076 DOWLING DRIVE
YULEE, FL 32097

2025

45-3N-28-121L-0004-0000

BUILDING CHARACTERISTICS

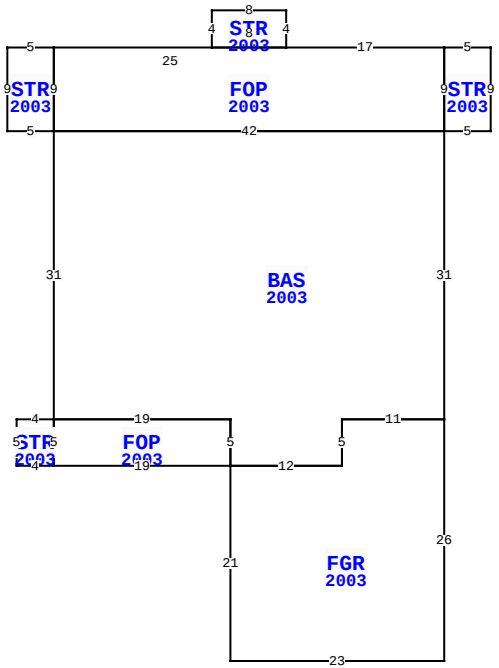
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,362	100	2003	1,362	191,109
FGR	538	55	2003	296	41,534
FOP	95	30	2003	28	3,929
FOP	378	30	2003	113	15,855
STR	20	10	2003	2	281
STR	32	10	2003	3	421
STR	45	10	2003	4	561
STR	45	10	2003	4	561
TOTALS	2,515			1,812	254,251

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,812	118.4400	156.34	283,288	2003	2003	0	0	0	10.25	89.75

1 SNGL FAM – 100% - 2004 Heated Area: 1362 HX Base Yr 2004



96076 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		254,251
TOTAL MARKET OB/XF VALUE		11,816
TOTAL LAND VALUE - MARKET		400,800
TOTAL MARKET VALUE		666,867
SOH/AGL Deduction		453,560
ASSESSED VALUE		213,307
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		157,585
TOTAL JUST VALUE		666,867
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		654,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1348/0909	9/08/2005	WD	Q	I	01	100

GRANTOR: BOYETT WILLIAM & SAND

GRANTEE: BOYETT WILLIAM & SA

BUILDING NOTES

BUILDING DIMENSIONS

STR=[YR=2003] W5 FOP=[YR=2003] W17 STR=[YR=2003] N4 W8 S4 E8$ W25 STR=[YR=2003] W5 S9 E5 BAS=[YR=2003] S31 STR=[YR=2003] W4 S5 E4 FOP=[YR=2003] E19 FGR=[YR=2003] S21 E23 N26 W11 S5 W12 $ N5 W19 S5 $ N5 $ E19 S5 E12 N5 E11 N31 W42 $ N9 $ S9 E42 N9 $ S9 E5 N9 $.

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	0812	CONCRETE C	0	100	0	0	3,362.00	SF	4.00	4.00	100	2003	2003	3	82	11,027	
2	0810	CONCRETE A	0	100	0	0	148.00	SF	6.50	6.50	100	2003	2003	3	82	789	

LAND DESCRIPTION

TOTAL OB/XF 11,816

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	000100	C	RES	100	0003	RSF-	1334.00	260.00	334.00	FF		1.00	1.00	0.60	2,000.00	1,200.00	400,800							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 400,800 Market: 0 Agricultural: 0 Common: 400,800 PRINTED 07/30/2025 BY SYS