LOT 7
LANCEFORD PB 6/356

LOCHER WILLIAM J & SANDRA L
96134 DOWLING DR
YULEE, FL 32097

2025

45-3N-28-121L-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

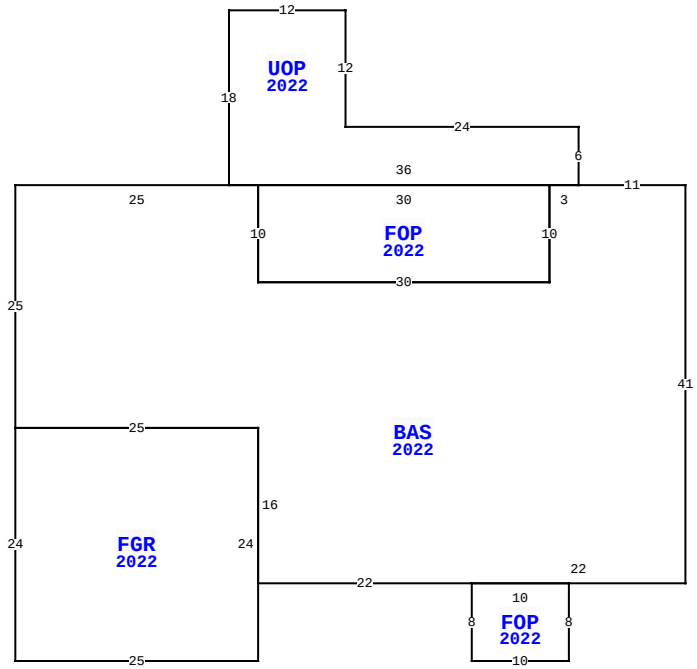
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,129	100	2022	2,129	315,974
FGR	600	55	2022	330	48,977
FOP	80	30	2022	24	3,562
FOP	300	30	2022	90	13,357
UOP	360	20	2022	72	10,686
TOTALS	3,469			2,645	392,555

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,645	112.9968	149.16	394,528	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 2129 HX Base Yr 2023



96134 DOWLING DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		392,555
TOTAL MARKET OB/XF VALUE		33,627
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		626,182
SOH/AGL Deduction		189,482
ASSESSED VALUE		436,700
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		385,978
TOTAL JUST VALUE		626,182
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		608,072

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007416	SWIM POOL	48,000	05/12/2022
B2110302	NEW CONSTR	320,695	08/06/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2407/0729	11/10/2020	WD	Q	V	02	127,000
GRANTOR: EVANS JAMES R & SHIRL						
GRANTEE: LOCHER WILLIAM J &						
1330/0590	7/01/2005	WD	Q	V		184,000
GRANTOR: BLACKROCK DEVELOPMENT						
GRANTEE: EVANS JAMES R & SHI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W11 UOP=[YR=2022] N6W24N12 W12S18E36$ W3
FOP=[YR=2022] W30 S10 E30 N10$ S10 W30 N10 W25 S25
FGR=[YR=2022] S24 E25 N24 W25$ E25 S16 E22 FOP=[YR=2022] S8
E10 N8 W10$ E22 N41$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	
2	0812	CONCRETE C	0	100	0	0	1,768.00	SF	4.00	4.00	100	2022	2022	3	99	7,001	
3	0810	CONCRETE A	0	100	0	0	216.00	SF	6.50	6.50	100	2022	2022	3	99	1,390	
4	0861	POOL GUNIT	0	100	12	24	288.00	SF	85.00	85.00	100	2022	2022	3	95	23,256	

LAND DESCRIPTION

TOTAL OB/XF 33,627

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	RES MARSH	100		RSF-	1100.00	210.00	100.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	200,000							

REVIEW DATE 01/05/2023 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS