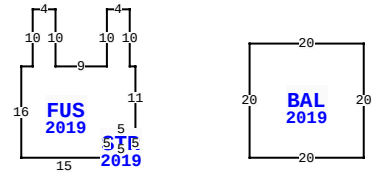


JOHNSON STEPHANIE LYNN/JOHNSON WILLIAM H JR
96166 DOWLING DR
YULEE, FL 32097

45-3N-28-121L-0009-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND	NORM	% COND	VALUATION SUMMARY																										
Exterior Wall	31	HARDIE BRD 100								0900	01	5,007	119.1015	157.21	787,150	2019	2019	0	0	0	2.00	98.00	VALUATION BY STANDARD																										
Roof Structur	08	IRREGULAR 100								1 SNGL FAM - 0% - 0										Heated Area: 3989										HX Base Yr																			
Roof Cover	03	COMP SHNGL 90																												Tax Group: 4										Tax Dist:									
Roof Cover	13	STAND SEAM 10																												BUILDING MARKET VALUE										771,407									
Interior Wall	05	DRYWALL 100																												TOTAL MARKET OB/XF VALUE										116,573									
Interior Floo	11	CLAY TILE 50																												TOTAL LAND VALUE - MARKET										200,000									
Interior Floo	14	CARPET 50								TOTAL MARKET VALUE										1,087,980																													
Air Condition	03	CENTRAL 100								SOH/AGL Deduction										17,153																													
Heating Type	04	AIR DUCTED 100								ASSESSED VALUE										1,070,827																													
Bedrooms	4	100								TOTAL EXEMPTION VALUE										0																													
Bathrooms	5	100								BASE TAXABLE VALUE										1,070,827																													
Frame	02	WOOD FRAME 100								TOTAL JUST VALUE										1,087,980																													
Stories	2.5	2.5 100								NCON VALUE										0																													
Units	0	100								INCOME VALUE																																							
Occupancy	00	NONE 100								PREVIOUS YEAR MKT VALUE										1,243,048																													
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																																												
BAL	72	15	2019	11	1,694																																												
BAL	400	15	2019	60	9,244																																												
BAS	1,640	100	2019	1,640	252,668																																												
FGR	780	55	2019	429	66,094																																												
FOP	84	30	2019	25	3,851																																												
FOP	294	30	2019	88	13,557																																												
FOP	554	30	2019	166	25,575																																												
FOP	769	30	2019	231	35,590																																												
FUS	375	100	2019	375	57,775																																												
FUS	1,974	100	2019	1,974	304,126																																												
TOTALS	7,031			5,007	771,407																																												
EXTRA FEATURES					96166 DOWLING DR, YULEE																																												
L N	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	0	0	1,645.00	SF	40.00	40.00	100	2019	2019	3	87	57,246																																		
2	0350	CARPORT WD	0	0	10	100.00	SF	13.00	13.00	100	2019	2019	3	82	1,066																																		
3	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430																																		
4	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	98	1,960																																		
5	0810	CONCRETE A	0	0	61	183.00	SF	6.50	6.50	100	2019	2019	3	97	1,154																																		
6	0812	CONCRETE C	0	0	0	2,270.00	SF	4.00	4.00	100	2019	2019	3	97	8,808																																		
7	0861	POOL GUNIT	0	0	0	330.00	SF	85.00	85.00	100	2019	2019	3	87	24,404																																		
8	0855	CONC PAVER	0	0	0	967.00	SF	10.00	10.00	100	2019	2019	3	97	9,380																																		
9	0462	ST/AL FNC	0	0	246	984.00	SF	10.00	10.00	100	2019	2019	3	87	8,561																																		
10	0463	FENCE GATE	0	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	94	564																																		
LAND DESCRIPTION					TOTAL OB/XF										116,573																																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		RSF-	1100.00	209.00	100.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	200,000																																