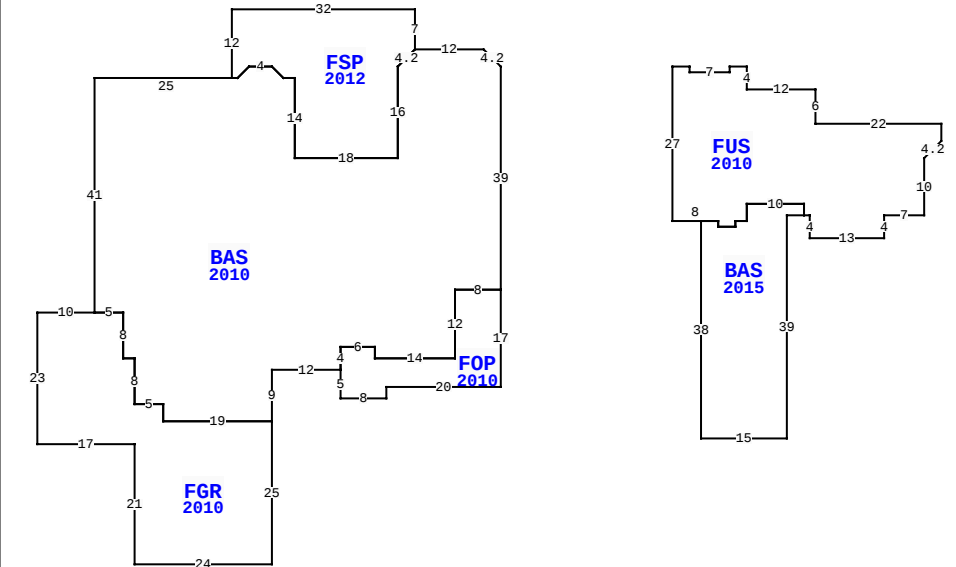




BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
Exterior Wall	31	HARDIE BRD 100	0900	01	5,869	107.7300	142.20	834,572	2010	2010	0	0	6.50	93.50	VALUATION BY	STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2020										Heated Area: 5000					HX Base Yr 2020							
Roof Cover	03	COMP SHNGL 100											Tax Group: 4					Tax Dist:							
Interior Wall	05	DRYWALL 100											BUILDING MARKET VALUE					780,325							
Interior Floo	14	CARPET 60											TOTAL MARKET OB/XF VALUE					138,901							
Interior Floo	12	HARDWOOD 40											TOTAL LAND VALUE - MARKET					200,000							
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE					1,119,226							
Heating Type	04	AIR DUCTED 100											SOH/AGL Deduction					364,129							
Bedrooms	6	100											ASSESSED VALUE					755,097							
Bathrooms	4	100											TOTAL EXEMPTION VALUE					50,722							
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE					704,375							
Stories	2.	2. 100											TOTAL JUST VALUE					1,119,226							
Units	0	100	NCON VALUE					0																	
Occupancy	00	NONE 100	INCOME VALUE																						
			PREVIOUS YEAR MKT VALUE					1,281,008																	

BOUTON GEORGE G & CHRISTINE R
96186 DOWLING DR
YULEE, FL 32097

45-3N-28-121L-0010-0000

REVIEW DATE 01/19/2023 BY DJA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS