

LECKER JOHN F & LORI C
96271 DOWLING DR
YULEE, FL 32097

45-3N-28-121L-0015-0000

[illegible]

LECKER JOHN F & LORI C
96271 DOWLING DR
YULEE, FL 32097

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BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

16

WD FR STUC 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

03

CONC FINSH 90

Interior Floo

11

CLAY TILE 10

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

1 100

Bathrooms

1 100

Frame

02

WOOD FRAME 100

Stories Units

1.

1. 100
0 100

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

360

100

2008

360

28,520

FGR

750

55

2008

412

32,639

TOTALS

1,110

772

61,159

EXTRA FEATURES

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

11

0871

POOL HTR R

1 100

0

0

1.00

UT

2,000.00

2,000.00

100

2024

2023

97

1,940

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

11/09/2023

BY

DJ

Total Acres:

0.00

Total Land Value:

310,000

Market:

0

Agricultural:

0

Common:

310,000

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0150

11

772

162.4788

86.11

66,477

2008

2008

0

0

0

8.00

92.00

2

ACCESORY U - 100% - 2021

Heated Area: 360

HX Base Yr 2021

25

3

15

24

24

15

27

30

25

FGR

2008

BAS

2008

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/22/2024

MLU

96271 DOWLING DR, YULEE

MASSACHUSETTS COUNTY PROPERTY

PAGE 2 of 2

4

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

666,860

TOTAL MARKET OB/XF VALUE

110,069

TOTAL LAND VALUE - MARKET

310,000

TOTAL MARKET VALUE

1,086,929

SOH/AGL Deduction

193,629

ASSESSED VALUE

893,300

TOTAL EXEMPTION VALUE

HX HB

50,722

BASE TAXABLE VALUE

842,578

TOTAL JUST VALUE

1,086,929

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

1,206,579

PERMIT NUM

DESCRIPTION

AMT

ISSUED

E19701

ELEC OTHER

11,480

07/01/2007

P12577

OTHER

0

07/01/2007

R10583

REPAIR/RRF

8,900

07/01/2007

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U /

V I /

RSN CD

SALE PRICE

2390/1006

9/02/2020

WD Q

I

02

929,500

GRANTOR: MCKINNON BOBBY E & RE

GRANTEE: LECKER JOHN F & LOR

1940/1164

9/30/2014

WD Q

I

02

750,000

GRANTOR: ZUCALI JOEL K ET AL

GRANTEE: MCKINNON BOBBY E &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W15 FGR=[YR=2008] N3 W25 S30 E25 N27\$ S24 E15 N24 \$.