LOT 39
LANCEFORD PB 6/356

SEILER ROBERT A & SABRINA J
96129 DOWLING DR
YULEE, FL 32097

2025

45-3N-28-121L-0039-0000

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		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

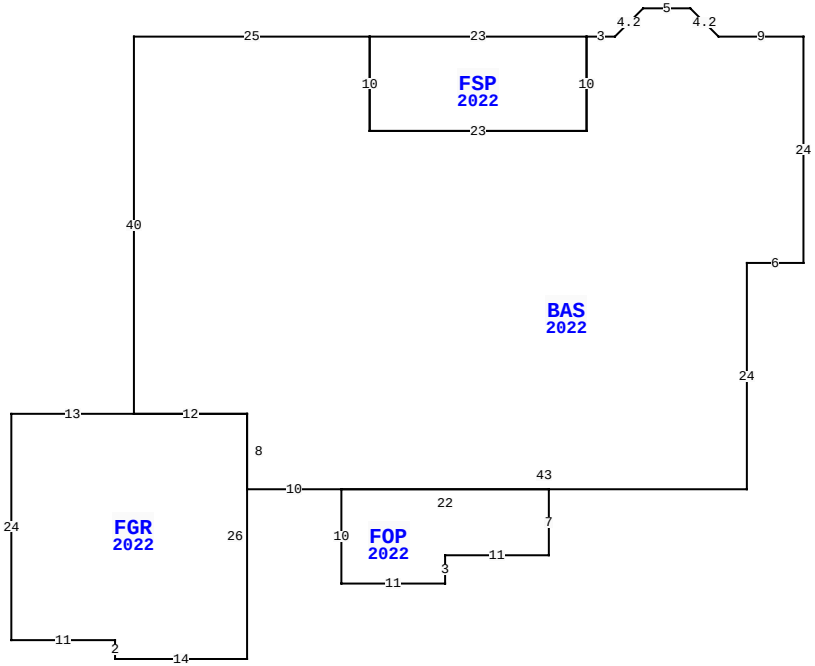
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,962	100	2022	2,962	417,529
FGR	628	55	2022	345	48,632
FOP	187	30	2022	56	7,894
FSP	230	40	2022	92	12,969
TOTALS	4,007			3,455	487,023

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,455	107.3226	141.67	489,470	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 2962 HX Base Yr 2023



96129 DOWLING DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		487,023
TOTAL MARKET OB/XF VALUE		50,364
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		662,387
SOH/AGL Deduction		62,496
ASSESSED VALUE		599,891
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		549,169
TOTAL JUST VALUE		662,387
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		614,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230009553	POOL	100,000	07/26/2023
22003704	CO ISSUED	0	11/01/2022
22007118	NEW CONSTR	493,800	05/06/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2517/1732	11/23/2021	WD	Q	V	01	110,000
GRANTOR: ART SANCHEZ INC						
GRANTEE: SEILER ROBERT A & S						
1478/1318	2/14/2007	WD	Q	V	05	85,000
GRANTOR: FIRST NATIONAL BANK O						
GRANTEE: ART SANCHEZ INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W9 U3 L3 W5 D3 L3 W3 FSP=[YR=2022] W23 S10 E23 N10$ S10 W23 N10 W25 S40 FGR=[YR=2022] W13 S24 E11 S2 E14 N26 W12$ E12 S8 E10 FOP=[YR=2022] S10 E11 N3 E11 N7 W22$ E43 N24 E6 N24$.

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
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	2,183.00	SF	4.00	4.00	100	2022	2022	3	99	8,645	
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	1	100	0	0	336.00	SF	85.00	85.00	100	2024	2023		98	27,989	
5	0855	CONC PAVER	1	100	0	0	1,036.00	SF	10.00	10.00	100	2024	2023		100	10,360	

LAND DESCRIPTION

TOTAL OB/XF 50,364

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
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 11/08/2023 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS