LOT 8
LANCEFORD PB 6/356

GRUBBS BRANDON E & CHASIDY M
96150 DOWLING DR
YULEE, FL 32097

2026

45-3N-28-121L-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

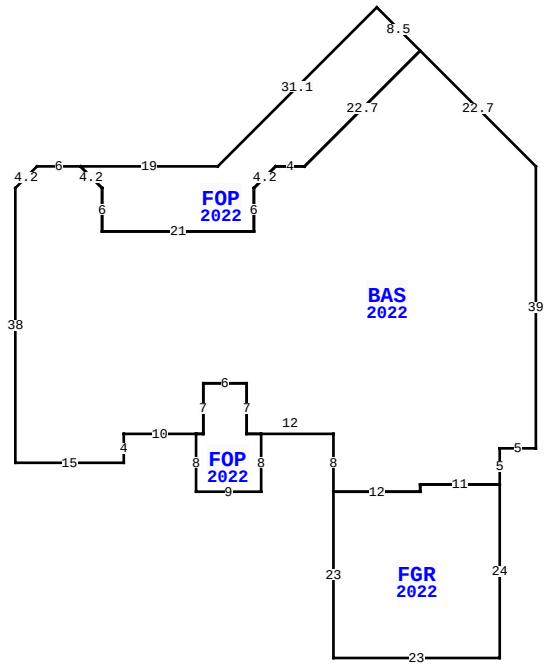
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 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	2,919	100	2022	2,919	437,033
FGR	540	55	2022	297	44,467
FOP	114	30	2022	34	5,090
FOP	426	30	2022	128	19,164
TOTALS	3,999			3,378	505,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,378	109.3512	152.00	513,456	2022	2022	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2023 Heated Area: 2919 HX Base Yr



96150 DOWLING DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		505,754
TOTAL MARKET OB/XF VALUE		91,560
TOTAL LAND VALUE - MARKET		230,000
TOTAL MARKET VALUE		827,314
SOH/AGL Deduction		35,149
ASSESSED VALUE		792,165
TOTAL EXEMPTION VALUE	13	792,165
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		827,314
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		771,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005612	SWIM POOL	0	04/12/2022
B2108161	NEW CONSTR	421,829	06/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2444/0237	3/03/2021	WD	Q	V	01	123,000
GRANTOR: BYERS-NOTTINGHAM KRIS						
GRANTEE: GRUBBS BRANDON E &						
2242/0215	12/07/2018	WD	Q	V	02	125,000
GRANTOR: TURNER SYLVIA						
GRANTEE: BYERS-NOTTINGHAM KR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] U16 L16 FOP=[YR=2022] U6 L6 L22 D22 W19 D3 R3 S6 E21 N6 U3 R3 E4 U16 R16 $ D16 L16 W4 D3 L3 S6 W21 N6 U3 L3 W6 D3 L3 S38 E15 N4 E10 FOP=[YR=2022] S8 E9 N8 W2 N7 W6 S7 W1$ E1 N7 E6 S7 E12 S8 FGR=[YR=2022] S23 E23 N24 W11 S1 W12$ E12 N1 E11 N5 E5 N39$.

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	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2022	2022	04	100	50,000	
5	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2022	3	90	4,500	
6	0300	BOAT DCK W	0	100	0	0	864.00	SF	40.00	40.00	100	2025	2024		98	33,869	
7	0350	CARPORT WD	0	100	12	8	96.00	SF	13.00	13.00	100	2025	2024		97	1,211	

LAND DESCRIPTION

TOTAL OB/XF 91,560

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-1	100.00	230.00	100.00	FF		1.00	1.00	1.00	2,300.00	2,300.00	230,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 230,000 Market: 0 Agricultural: 0 Common: 230,000 PRINTED 07/09/2026 BY SYS