



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 100 |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 13 | LVT/LAMMT 90   |
| Interior Floor           | 11 | CLAY TILE 10   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 4  | 100            |
| Bathrooms                | 3  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    | 0  | 100            |
| Occupancy                | 00 | NONE 100       |

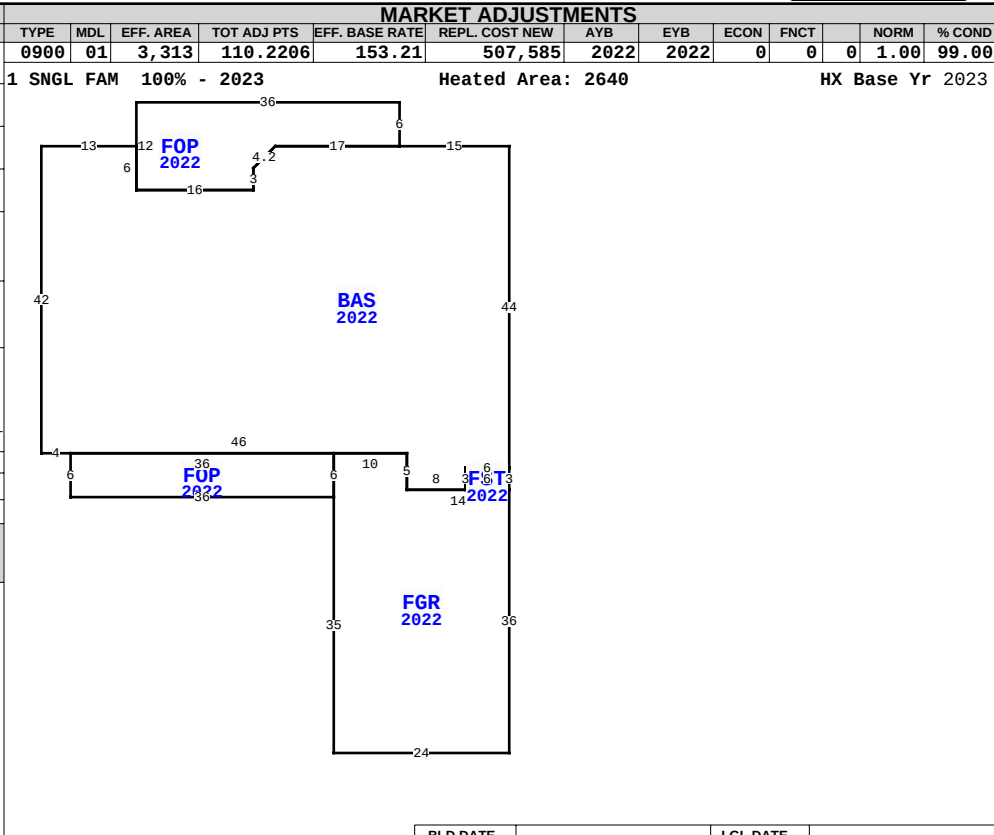
|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 04      | Quality Level 04 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4026.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,640            | 100         | 2022 | 2,640        | 400,429              |
| FGR       | 914              | 55          | 2022 | 503          | 76,294               |
| FOP       | 216              | 30          | 2022 | 65           | 9,859                |
| FOP       | 317              | 30          | 2022 | 95           | 14,409               |
| FST       | 18               | 55          | 2022 | 10           | 1,517                |
| TOTALS    | 4,105            |             |      | 3,313        | 502,509              |

| 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   | 0300       | BOAT DCK W  | 0   | 100 | 155 | 5 | 775.00   | SF | 40.00     | 40.00          | 100       | 2021    | 2021        | 3  | 90     | 27,900          |       |
| 2   | 0504       | FP-ELECTRI  | 0   | 100 | 0   | 0 | 1.00     | UT | 2,000.00  | 2,000.00       | 100       | 2022    | 2022        | 3  | 99     | 1,980           |       |
| 3   | 0860       | POOL/SPA    | 0   | 100 | 0   | 0 | 1.00     | UT | 50,000.00 | 50,000.00      | 100       | 2022    | 2022        | 04 | 100    | 50,000          |       |
| 4   | 0911       | SCRN RM A   | 0   | 100 | 0   | 0 | 1,098.00 | SF | 18.00     | 18.00          | 100       | 2022    | 2022        | 3  | 90     | 17,788          |       |

| LAND DESCRIPTION |          |     |                      |     |     |
|------------------|----------|-----|----------------------|-----|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D |
| 1                | 000116   | C   | RES MARSH            | 100 |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |



|                         |          |           |            |     |
|-------------------------|----------|-----------|------------|-----|
| 96256 DOWLING DR, YULEE | BLD DATE | LGL DATE  | 04/27/2026 | MLU |
|                         | XF DATE  | LAND DATE |            |     |
|                         | INC DATE | AG DATE   |            |     |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 97,668 |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--------|--|--|--|--|--|--|--|--|--|
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--------|--|--|--|--|--|--|--|--|--|

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  | PAGE 1 of 1  |  |  |  |  | 4       |
|---------------------------|--|--|--|--|--|--|--|--|--|--------------|--|--|--|--|---------|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  | STANDARD     |  |  |  |  |         |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | Tax Group: 4 |  |  |  |  |         |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | Tax Dist:    |  |  |  |  | 502,509 |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  |              |  |  |  |  | 97,668  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  |              |  |  |  |  | 232,300 |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  |              |  |  |  |  | 832,477 |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  |              |  |  |  |  | 81,929  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  |              |  |  |  |  | 750,548 |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | HX HB        |  |  |  |  | 51,411  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  |              |  |  |  |  | 699,137 |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  |              |  |  |  |  | 832,477 |
| NCON VALUE                |  |  |  |  |  |  |  |  |  |              |  |  |  |  | 0       |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |              |  |  |  |  |         |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  |              |  |  |  |  | 776,361 |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 22004761   | SCREEN ROOM | 14,336  | 03/28/2022 |
| 21017022   | SWIM POOL   | 70,000  | 12/09/2021 |
| B2108586   | NEW CONSTR  | 401,978 | 06/30/2021 |

| SALES DATA                    |            |              |        |        |           |               |  |
|-------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number          | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2670/654                      | 9/28/2023  | SW           | U      | I      | 11        | 100           |  |
| GRANTOR: CHOLEWA STEPHEN A JR |            |              |        |        |           |               |  |
| GRANTEE: CHOLEWA FAMILY REVO  |            |              |        |        |           |               |  |
| 2425/1195                     | 12/28/2020 | WD           | Q      | V      | 01        | 182,500       |  |
| GRANTOR: SARTO PAUL & GAIL M  |            |              |        |        |           |               |  |
| GRANTEE: CHOLEWA STEPHEN A J  |            |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                     |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2022] W15 FOP=[YR=2022] N6 W36 S12 E16 N3 U3 R3 E17\$ W17 D3 L3 S3 W16 N6 W13 S42 E4 FOP=[YR=2022] S6 E36 FGR=[YR=2022] S35 E24 N36 FST=[YR=2022] N3 W6 S3 E6\$ W14 N5 W10 S6\$ N6 W36\$ E46 S5 E8 N3 E6 N44\$. |  |  |  |  |  |  |  |  |  |