LOT 15
LANCEFORD PB 6/356

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

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 04

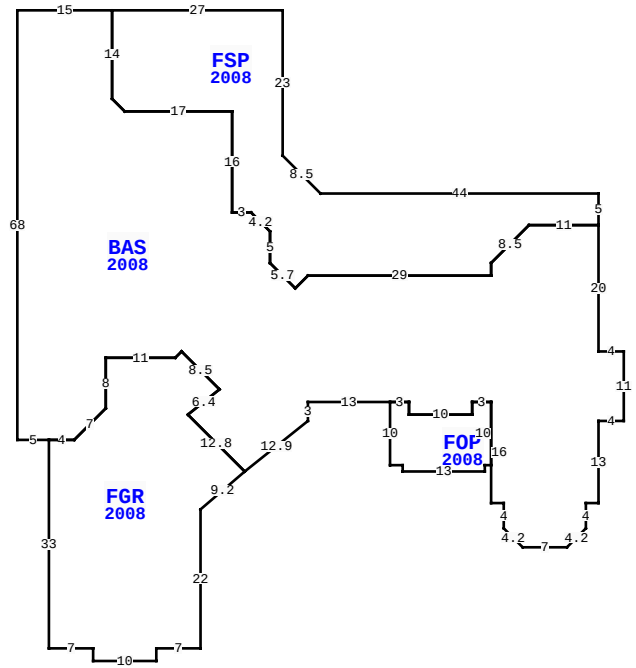
NEIGHBORHOOD/LOC 4026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,641	100	2008	3,641	488,400
FGR	1,069	55	2008	588	78,874
FOP	153	30	2008	46	6,171
FSP	1,135	40	2008	454	60,899
TOTALS	5,998			4,729	634,343

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,729	105.4704	146.60	693,271	2008	2008	0	0	0	8.50	91.50

1 SNGL FAM 100% - 2021 Heated Area: 3641 HX Base Yr 2021



96271 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		698,616
TOTAL MARKET OB/XF VALUE		69,723
TOTAL LAND VALUE - MARKET		356,500
TOTAL MARKET VALUE		1,124,839
SOH/AGL Deduction		207,420
ASSESSED VALUE		917,419
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		866,008
TOTAL JUST VALUE		1,124,839
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,086,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014360	SWIM POOL	125,000	09/21/2022
B21403	DET GARAGE	36,630	05/01/2008
R11257	REPAIR/RRF	875	05/01/2008
M13375	MECH OTHER	0	10/01/2007
C20257	CO ISSUED	404,448	07/01/2007
B20257	NEW CONSTR	404,448	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

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	90	3,150	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	3,750.00	3,750.00	100	2008	2008	3	27	1,013	
4	0300	BOAT DCK W	0	100	0	0	875.00	SF	40.00	40.00	100	2008	2008	3	44	15,400	
5	0311	WD GANG WY	0	100	0	0	12.00	SF	45.00	45.00	100	2008	2008	3	27	146	
7	0303	FLT DOCK W	0	100	10	12	120.00	SF	0.26	0.26	100	2008	2008	3	44	14	
9	0860	POOL/SPA	1	100	0	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000	

BUILDING DIMENSIONS

BAS=[YR=2008;ORIG=-77,-29] W15 S68 E5 E4 U5R5 N8 E11 U1R1 D6R6 D4L5 D9R9 U8R10 N3 E13 E3 S2 E10 N2 E3 S16 E2 S4 D3R3 E7 U3R3 N4 E2 N13 E4 N11 W4 N20 W11 D6L6 S2 W29 D2L2 U4L4 N5 U3L3 W3 N16 W17 U2L2 N14 $
FSP=[YR=2008;ORIG=0,0] W44 U6L6 N23 W27 S14 D2R2 E17 S16 E3 D3R3 S5 D4R4 U2R2 E29 N2 U6R6 E11 N5 $
FGR=[YR=2008;ORIG=-87,39] S33 E7 S2 E10 N2 E7 N22 U6R7 U9L9 U4R5 U6L6 D1L1 W11 S8 D5L5 W4 $
FOP=[YR=2008;ORIG=-33,33] S10 E2 S1 E13 N1 E1 N10 W3 S2 W10 N2 W3 $
.

LAND DESCRIPTION

TOTAL OB/XF 69,723

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-	1155.00	345.00	155.00	FF		1.00	1.00	1.00	2,300.00	2,300.00	356,500							

REVIEW DATE 11/09/2023 BY DJ Total Acres: 0.00 Total Land Value: 356,500 Market: 0 Agricultural: 0 Common: 356,500 PRINTED 07/09/2026 BY SYS

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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	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

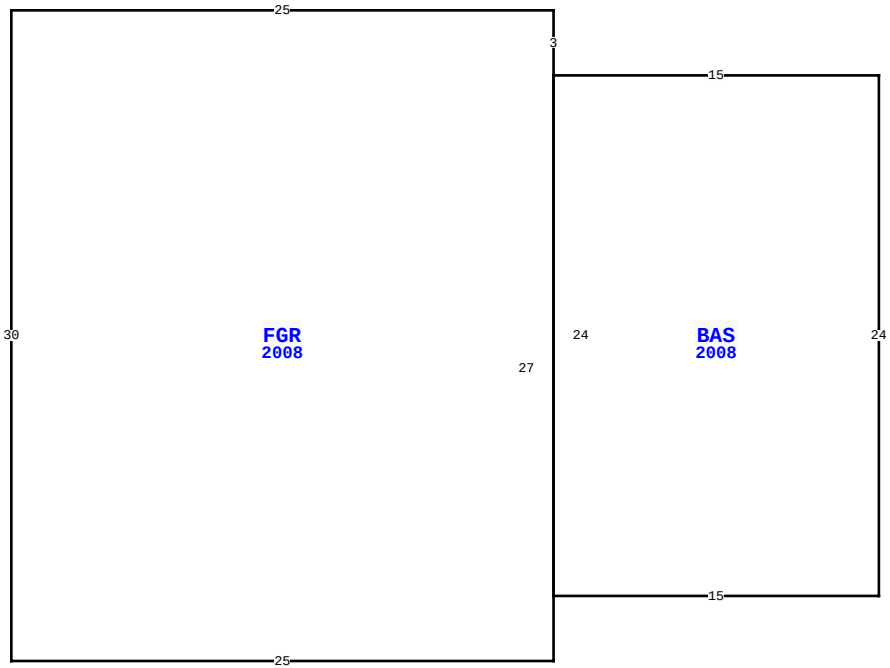
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	2008	360	29,972
FGR	750	55	2008	412	34,302
TOTALS	1,110			772	64,273

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	90.99	70,244	2008	2008	0	0	0	8.50	91.50

2 ACCESORY U 100% - 2021 Heated Area: 360 HX Base Yr 2021



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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,086,929

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

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GRANTEE: MCKINNON BOBBY E &						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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: 356,500 Market: 0 Agricultural: 0 Common: 356,500 PRINTED 07/09/2026 BY SYS