LOT 39
LANCEFORD PB 6/356

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

2026

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

BUILDING CHARACTERISTICS

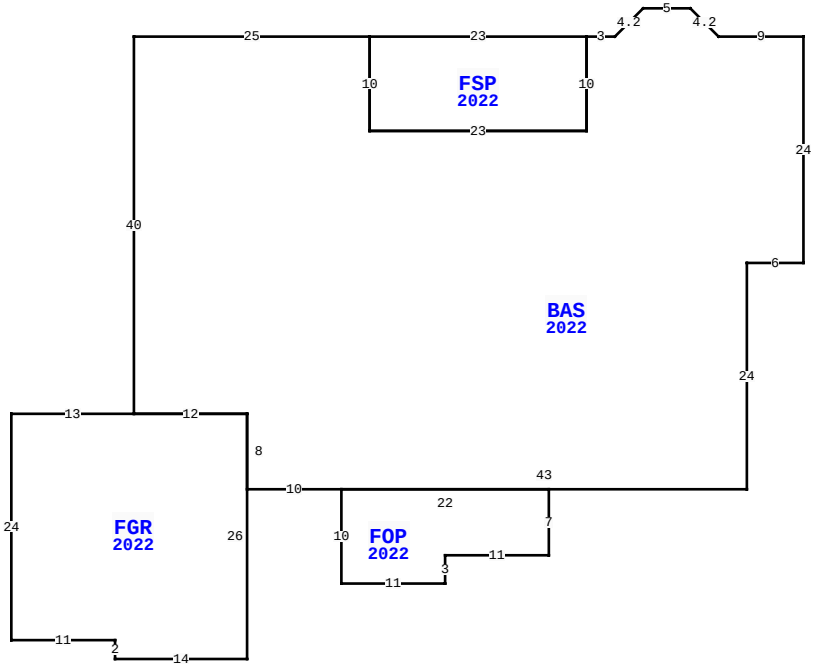
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	374,963
FGR	628	55	2022	345	43,674
FOP	187	30	2022	56	7,089
FSP	230	40	2022	92	11,646
TOTALS	4,007			3,455	437,373

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	91.9908	127.87	441,791	2022	2022	0	0	0	1.00	99.00

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	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	437,373
TOTAL MARKET OB/XF VALUE	51,980
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	614,353
SOH/AGL Deduction	0
ASSESSED VALUE	614,353
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	562,942
TOTAL JUST VALUE	614,353
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	662,387

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

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	
4	0860	POOL/SPA	1	100	0	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 51,980

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	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 07/09/2026 BY SYS