



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	6	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		05
NEIGHBORHOOD/LOC	5013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,417	100	1,417	131,488
FGR	660	55	363	33,684
FOP	124	30	37	3,433
FSP	180	40	72	6,681
FUS	2,058	100	2,058	190,968
STR	33	10	3	278

TOTALS	4,472		3,950	366,533
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	1,230.00	SF	5.20
2	0476	VF 6 SBPL	0	100	0	0	192.00	LF	32.00
3	0475	VF 4 SBPL	0	100	0	0	60.00	LF	14.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	3,950	107.1630	96.71	382,004	2013	2013	0	0	0	4.05	95.95	
1 SINGLE FAM - 100% - 2021 Heated Area: 3475 HX Base Yr 2021													

81026 LOCKHAVEN DR, YULEE				INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1,230.00	SF	5.20	5.20	100	2013	2013	3	95	6,076		
192.00	LF	32.00	32.00	100	2013	2013	3	87	5,345		
60.00	LF	14.00	14.00	100	2013	2013	3	87	731		
								</			

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		366,533	
TOTAL MARKET OB/XF VALUE		12,152	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		433,685	
SOH/AGL Deduction		111,567	
ASSESSED VALUE		322,118	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		272,118	
TOTAL JUST VALUE		433,685	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		362,601	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327776	CO ISSUED	0	01/03/2014
B1328124	ADDITION	1,700	12/01/2013
B1327776	NEW CONSTR	419,758	10/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2334/0766	1/24/2020	WD	Q	I	01	335,000
GRANTOR: HRESKO JOSEPH & MELAN						
GRANTEE: HOLBY MATTHEW & NIC						
1914/0951	4/09/2014	WD	Q	I	02	265,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HRESKO JOSEPH & MEL						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2013] W11 FSP=[YR=2013] W20 S9 E20 N9\$ S9 W20 N9 W8 S30 FGR=[YR=2013] W10 S22 E30 N22 W20\$ E20 S23 FOP=[YR=2013] S6 E19 N7 W10 S1 W9\$ E9 N1 E10 N52\$ PTR=E10 FUS=[YR=2013] E39 S52 W10 S7 W9 N7 STR=[YR=2013] N11 E3 S11 W3\$ E3 N11 W3 S11 W20 N52\$ W10\$.									