

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	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	05
NEIGHBORHOOD/LOC	5013.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,869	100	1,869
FEP	228	80	182
FGR	441	55	243
FOP	147	30	44
UOP	144	20	29
UOP	144	20	29
TOTALS	2,973		2,396
			254,058

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,396	122.4510	110.51	264,782	2013	2013	0	0	4.05	95.95

1 SINGLE FAM - 100% - 2015 Heated Area: 1869 HX Base Yr 2015

NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY	Tax Group: 4	STANDARD
BUILDING MARKET VALUE	Tax Dist:	254,058
TOTAL MARKET OB/XF VALUE		39,199
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		348,257
SOH/AGL Deduction		108,442
ASSESSED VALUE		239,815
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		189,815
TOTAL JUST VALUE		348,257
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632198	ADDITION	16,000	04/01/2016
B1429103	SWIM POOL	36,848	07/01/2014
B1327599	CO ISSUED	0	12/04/2013
B1327920	ADDITION	1,700	10/01/2013
B1327599	NEW CONSTR	225,462	08/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2625/0353	3/07/2023	LE	U	I	11	100

GRANTOR: DEEL KEVIN A & PENNY  
GRANTEE: BLANTON BRITTANY &  
1895/0967 12/06/2013 WD Q I 01 196,100  
GRANTOR: DREAM FINDERS HOMES L  
GRANTEE: DEEL KEVIN A & PENN

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	0810	CONCRETE A	0	100	0	0			745.00	SF	6.50	100	2013	2013	3	95	4,600
2	0861	POOL GUNIT	0	100	0	0			387.00	SF	85.00	100	2014	2014	3	78	25,658
3	0845	KOOL DECK	0	100	0	0			594.00	SF	7.25	100	2014	2014	3	95	4,091
4	0476	VF 6 SBPL	0	100	0	0			98.00	LF	32.00	100	2014	2014	3	89	2,791
5	0462	ST/AL FNC	0	100	0	0			264.00	SF	10.00	100	2014	2014	3	78	2,059

81038 LOCKHAVEN DR, YULEE

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
UOP=[YR=2016] W12 FEP=[YR=2016] W19 UOP=[YR=2016] W12 S12 BAS=[YR=2013] W7 S23 FGR=[YR=2013] S28 E20 N2 FOP=[YR=2013] E19 N3 W1 N5 W18 S8\$ N19 W17 N7 W3 \$ E3 S7 E17 S11 E18 S5 E12 N46 W43\$ E12 N12\$ S12 E19 N12\$ S12 E12 N12\$.	

LAND DESCRIPTION		TOTAL OB/XF 39,199																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							