

DANIELS ERIN M
81064 LOCKHAVEN DR
YULEE, FL 32097

2023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1															
ELEMENT		CD		16		WD FR STUC 100		03		GABLE/HIP 100		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND	
Exterior Wall		03		16		WD FR STUC 100		03		GABLE/HIP 100		0100		01		3,937		107.2575		96.80		381,102		2013		2013		0		0		4.50		95.50	
Roof Structur										1 SINGLE FAM - 50% - 2021										Heated Area: 3455 HX Base Yr 2021															
Roof Cover		03		COMP SHNGL 100		05		DRYWALL 100		11		CLAY TILE 50		13		LVT/LAMNT 50		13		CENTRAL 100		04		AIR DUCTED 100		BAS 2013		FUS 2013		FOP 2013		FGR 2013		T1 2013	
Interior Wall		03		COMP SHNGL 100		05		DRYWALL 100		11		CLAY TILE 50		13		LVT/LAMNT 50		13		CENTRAL 100		04		AIR DUCTED 100		BAS 2013		FUS 2013		FOP 2013		FGR 2013		T1 2013	
Interior Floo		03		COMP SHNGL 100		05		DRYWALL 100		11		CLAY TILE 50		13		LVT/LAMNT 50		13		CENTRAL 100		04		AIR DUCTED 100		BAS 2013		FUS 2013		FOP 2013		FGR 2013		T1 2013	
Interior Floo		03		COMP SHNGL 100		05		DRYWALL 100		11		CLAY TILE 50		13		LVT/LAMNT 50		13		CENTRAL 100		04		AIR DUCTED 100		BAS 2013		FUS 2013		FOP 2013		FGR 2013		T1 2013	
Air Condition		03		COMP SHNGL 100		05		DRYWALL 100		11		CLAY TILE 50		13		LVT/LAMNT 50		13		CENTRAL 100		04		AIR DUCTED 100		BAS 2013		FUS 2013		FOP 2013		FGR 2013		T1 2013	
Heating Type		04		AIR DUCTED 100		05		DRYWALL 100		11		CLAY TILE 50		13		LVT/LAMNT 50		13		CENTRAL 100		04		AIR DUCTED 100		BAS 2013		FUS 2013		FOP 2013		FGR 2013		T1 2013	
Bedrooms		02		WOOD FRAME 100		05		DRYWALL 100		11		CLAY TILE 50		13		LVT/LAMNT 50		13		CENTRAL 100		04		AIR DUCTED 100		BAS 2013		FUS 2013		FOP 2013		FGR 2013		T1 2013	
Bathrooms		02		WOOD FRAME 100		05		DRYWALL 100		11		CLAY TILE 50		13		LVT/LAMNT 50		13		CENTRAL 100		04		AIR DUCTED 100		BAS 2013		FUS 2013		FOP 2013		FGR 2013		T1 2013	
Frame		02		WOOD FRAME 100		05		DRYWALL 100		11		CLAY TILE 50		13		LVT/LAMNT 50		13		CENTRAL 100		04		AIR DUCTED 100		BAS 2013		FUS 2013		FOP 2013		FGR 2013		T1 2013	
Stories		2.		2. 100		0 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100	
Units		00		NONE 100		05		DRYWALL 100		11		CLAY TILE 50		13		LVT/LAMNT 50		13		CENTRAL 100		04		AIR DUCTED 100		BAS 2013		FUS 2013		FOP 2013		FGR 2013		T1 2013	
Occupancy		00		NONE 100		05		DRYWALL 100		11		CLAY TILE 50		13		LVT/LAMNT 50		13		CENTRAL 100		04		AIR DUCTED 100		BAS 2013		FUS 2013		FOP 2013		FGR 2013		T1 2013	
Quality		04		Quality Level 04		0100		SINGLE FAMILY		05		MAP NUM		MKT AREA		05		NEIGHBORHOOD/LOC		5013.00															
DOR CODE		0100		SINGLE FAMILY		05		MAP NUM		MKT AREA		05		NEIGHBORHOOD/LOC		5013.00																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		1,377		100		1,377		127,296		FGR		744		55		409		37,809		FOP		54		3	
FGR		744		55		409		37,809		FOP		54		30		16		1,479		FOP		180		30		54		4,992		FUS		2,078		192,098	
FOP		54		30		16		1,479		FOP		180		30		54		4,992		FUS		2,078		100		2,078		192,098		STR		33		277	
FUS		2,078		100		2,078		192,098		STR		33		10		3		277																	
TOTALS		4,466				3,937		363,952		81064 LOCKHAVEN DR, YULEE		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE													
EXTRA FEATURES										81064 LOCKHAVEN DR, YULEE										BUILDING NOTES															
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		0811		CONCRETE B		0 50		0 0		1,338.00		SF		5.20		5.20		100		2013		2013		3		95		6,610							