LOT 88
IN OR 2085/1000
PLUMMER CREEK #1 PB 8/28

ROBINSON ROBERT A & TARA K
81063 LOCKHAVEN DR
YULEE, FL 32097

2023

12-2N-26-1601-0088-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

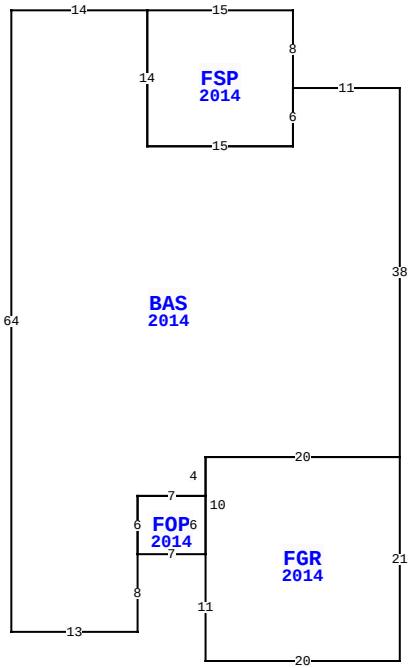
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	SUBAREA MARKET VALUE
BAS	1,804	100	1,804	188,344
FGR	420	55	231	24,117
FOP	42	30	13	1,357
FSP	210	40	84	8,770
TOTALS	2,476		2,132	222,588

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,132	119.8785	108.19	230,661	2014	2014	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2018 Heated Area: 1804 HX Base Yr 2018



81063 LOCKHAVEN DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		222,588
TOTAL MARKET OB/XF VALUE		8,006
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		285,594
SOH/AGL Deduction		76,408
ASSESSED VALUE		209,186
TOTAL EXEMPTION VALUE	HX HB DV	60,000
BASE TAXABLE VALUE		149,186
TOTAL JUST VALUE		285,594
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428192	CO ISSUED	0	04/29/2014
B1428613	ADDITION	1,700	03/01/2014
B1428192	NEW CONSTR	228,116	01/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2085/1000	11/23/2016	WD	Q	I	01	228,500
GRANTOR: PEQUEEN THOMAS W & TH						
GRANTEE: ROBINSON ROBERT A &						
1917/0221	5/05/2014	WD	Q	I	01	179,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PEQUEEN THOMAS W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W11 FSP=[YR=2014] N8 W15 S14 E15 N6$ S6 W15 N14 W14 S64 E13 N8 FOP=[YR=2014] E7 FGR=[YR=2014] S11 E20 N21W20 S10$ N6 W7 S6$ N6 E7 N4 E20 N38$.

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	0811	CONCRETE B	0	100	0	0	1,344.00	SF	5.20	5.20	100	2014	2014	3	95	6,639	
2	0476	VF 6 SBPL	0	100	0	0	48.00	LF	32.00	32.00	100	2014	2014	3	89	1,367	

LAND DESCRIPTION

TOTAL OB/XF 8,006

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	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 10/08/2018 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS