

LOT 90
IN OR 1903/1992
PLUMMER CREEK #1 PB 8/28

FOGG RANDY J & EVA S
81037 LOCKHAVEN DR
YULEE, FL 32097

2023

12-2N-26-1601-0090-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4												
Exterior Wall	10	ABOVE AVG 100	0100	01	2,271	126.5670	114.23	259,416	2014	2014	0	0	0	3.50	96.50	VALUATION BY STANDARD											
Roof Structur	08	IRREGULAR 100	1 SINGLE FAM - 100% - 2015													Heated Area: 1898 HX Base Yr 2015											
Roof Cover	03	COMP SHNGL 100														Tax Group: 4 Tax Dist:											
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 250,336											
Interior Floo	11	CLAY TILE 100														TOTAL MARKET OB/XF VALUE 9,821											
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET 55,000											
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE 315,157											
Bedrooms	3	100														SOH/AGL Deduction 123,971											
Bathrooms	2	100														ASSESSED VALUE 191,186											
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE HX HB 50,000											
Stories	1.	1. 100														BASE TAXABLE VALUE 141,186											
Units	0	100														TOTAL JUST VALUE 315,157											
Occupancy	00	NONE 100	NCON VALUE 0																								
			INCOME VALUE										PREVIOUS YEAR MKT VALUE 264,089														
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	1,898	100	1,898	209,221																							
FGR	460	55	253	27,889																							
FOP	54	30	16	1,764																							
FSP	259	40	104	11,464																							
TOTALS			2,671	2,271	250,336																						
EXTRA FEATURES					81037 LOCKHAVEN DR, YULEE																						
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	100	0	0	1,219.00	SF	5.20	5.20	100	2014	2014	3	95	6,022											
2	0476	VF 6 SBPL	0	100	0	0	124.00	LF	32.00	32.00	100	2014	2014	3	89	3,532											
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2014	2014	3	89	267											
LAND DESCRIPTION																											
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000										
REVIEW DATE 06/22/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS																											