LOT 81
PLUMMER CREEK #1 PB 8/28

EILER PARKER II/MOTHERSELL SARAH ELIZABETH
81014 LOCKHAVEN DR
YULEE, FL 32097

2024

12-2N-26-1601-0081-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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

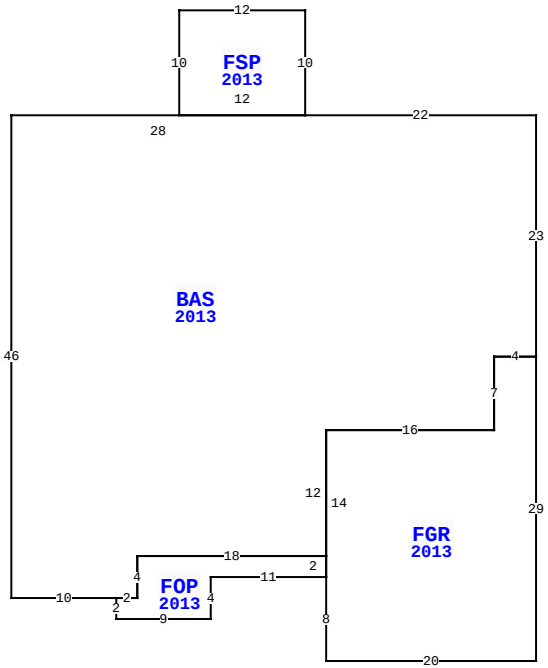
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,880	100	1,880	207,408
FGR	468	55	257	28,353
FOP	68	30	20	2,207
FSP	120	40	48	5,295
TOTALS	2,536		2,205	243,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,205	122.2452	116.13	256,067	2013	2013	0	0	0	5.00	95.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1880 HX Base Yr 2022



81014 LOCKHAVEN DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		243,264
TOTAL MARKET OB/XF VALUE		8,976
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		307,240
SOH/AGL Deduction		43,700
ASSESSED VALUE		263,540
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		213,540
TOTAL JUST VALUE		307,240
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,401

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428181	ADDITION	1,700	01/01/2014
B1327267	CO ISSUED	0	10/09/2013
B1327367	NEW CONSTR	221,009	06/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2527/0370	12/23/2021	WD	Q	I	01	382,500
GRANTOR: DILLARD CASEY Z & JAN						
GRANTEE: EILER PARKER II & S						
2244/1059	12/18/2018	WD	Q	I	02	245,000
GRANTOR: DINKINS CATHERINE A &						
GRANTEE: DILLARD CASEY Z & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W22 FSP=[YR=2013] N10 W12 S10 E12$ W28 S46 E10 FOP=[YR=2013] S2 E9 N4 E11 FGR=[YR=2013] S8 E20 N29 W4 S7 W16 S14$ N2 W18 S4 W2$ E2 N4 E18 N12 E16 N7 E4 N23$.

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	0810	CONCRETE A	0	100	0	0	773.00	SF	6.50	6.50	100	2013	2013	3	94	4,723	
2	0476	VF 6 SBPL	0	100	0	0	132.00	LF	32.00	32.00	100	2018	2018	3	94	3,971	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	94	282	

LAND DESCRIPTION

TOTAL OB/XF 8,976

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	0003	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 08/06/2024 BY SYS