



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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 Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	6	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

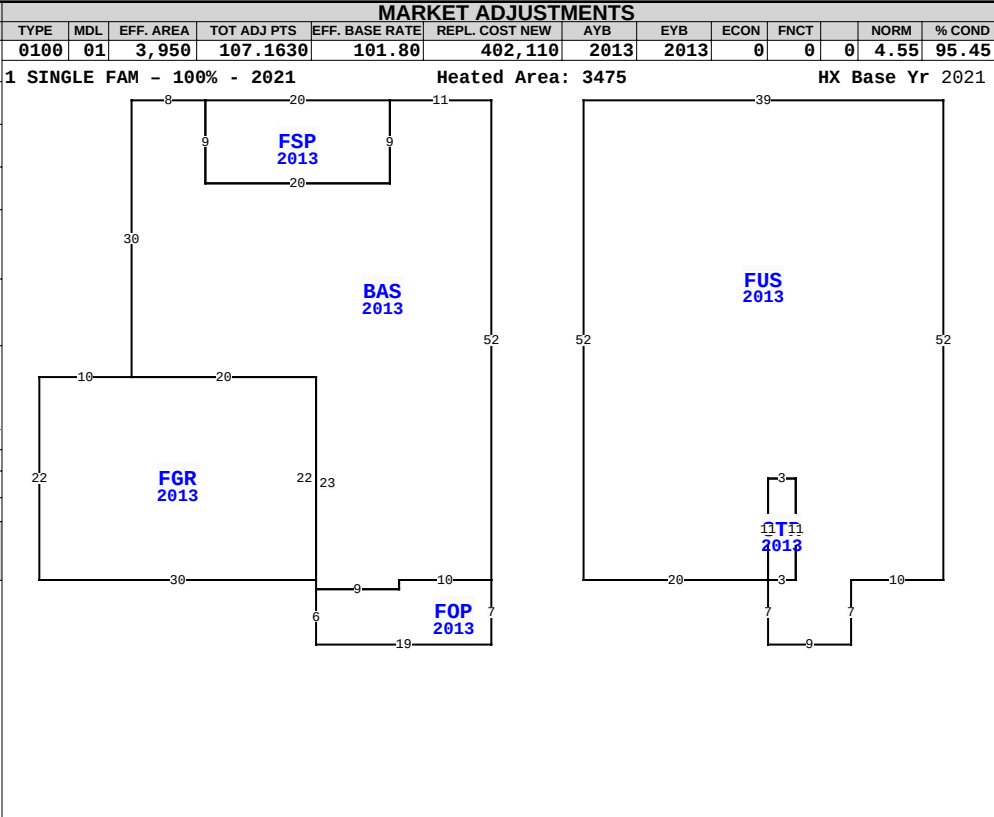
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		05
NEIGHBORHOOD/LOC	5013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,417	100	1,417	137,688
FGR	660	55	363	35,272
FOP	124	30	37	3,596
FSP	180	40	72	6,996
FUS	2,058	100	2,058	199,972
STR	33	10	3	291

TOTALS	4,472		3,950	383,814
EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W
1	0811	CONCRETE B	0 100	0 0
2	0476	VF 6 SBPL	0 100	0 0
3	0475	VF 4 SBPL	0 100	0 0

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	1,230.00	SF	5.20	5.20	100	2013	2013	3	94	6,012	
2	0476	VF 6 SBPL	0 100	0 0	192.00	LF	32.00	32.00	100	2013	2013	3	85	5,222	
3	0475	VF 4 SBPL	0 100	0 0	60.00	LF	14.00	14.00	100	2013	2013	3	85	714	

LAND DESCRIPTION										TOTAL OB/XF 11,948														
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							
RETURN DATE: 01/01/2020 BY: WPA																								



81026 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										383,814				
TOTAL MARKET OB/XF VALUE										11,948				
TOTAL LAND VALUE - MARKET										55,000				
TOTAL MARKET VALUE										450,762				
SOH/AGL Deduction										118,980				
ASSESSED VALUE										331,782				
TOTAL EXEMPTION VALUE										50,000				
BASE TAXABLE VALUE										281,782				
TOTAL JUST VALUE										450,762				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										433,685				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327776	CO ISSUED	0	01/03/2014
B1328124	ADDITION	1,700	12/01/2013
B1327776	NEW CONSTR	419,758	10/01/2013

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2334/0766	1/24/2020	WD	Q	I	01	335,000			
GRANTOR: HRESKO JOSEPH & MELAN									
GRANTEE: HOLBY MATTHEW & NIC									
1914/0951	4/09/2014	WD	Q	I	02	265,500			
GRANTOR: DREAM FINDERS HOMES L									
GRANTEE: HRESKO JOSEPH & MEL									

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2013] W11 FSP=[YR=2013] W20 S9 E20 N9\$ S9 W20 N9 W8 S30 FGR=[YR=2013] W10 S22 E30 N22 W20\$ E20 S23 FOP=[YR=2013] S6 E19 N7 W10 S1 W9\$ E9 N1 E10 N52\$ PTR=E10 FUS=[YR=2013] E39 S52 W10 S7 W9 N7 STR=[YR=2013] N11 E3 S11 W3\$ E3 N11 W3 S11 W20 N52\$ W10\$.									