LOT 85
PLUMMER CREEK #1 PB 8/28

DANIELS ERIN M
81064 LOCKHAVEN DR
YULEE, FL 32097

2024

12-2N-26-1601-0085-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

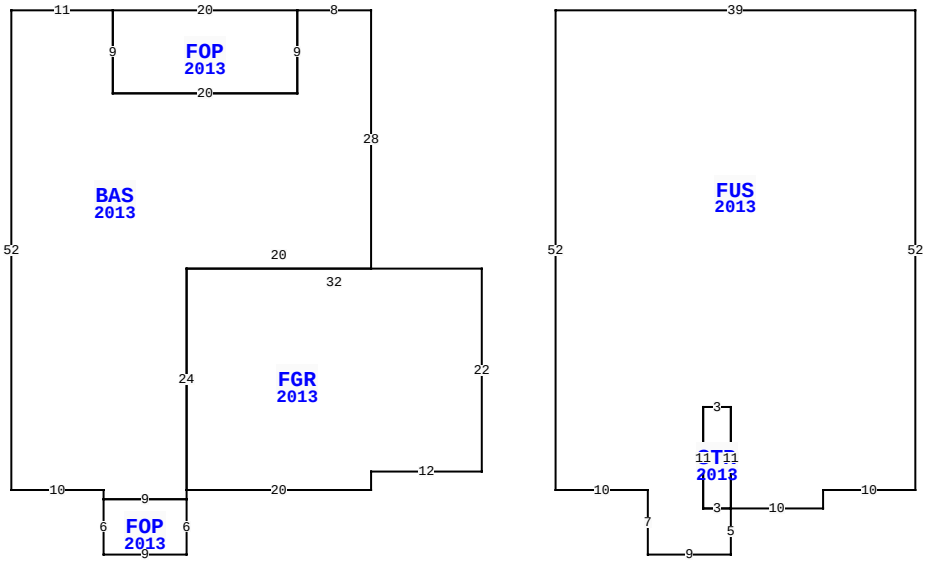
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3 100
Frame	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	1,377	100	1,377	133,288
FGR	744	55	409	39,589
FOP	54	30	16	1,549
FOP	180	30	54	5,227
FUS	2,078	100	2,078	201,141
STR	33	10	3	291
TOTALS	4,466		3,937	381,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,937	107.2575	101.89	401,141	2013	2013	0	0	0	5.00	95.00

1 SINGLE FAM – 100% - 2021 Heated Area: 3455 HX Base Yr 2021



81064 LOCKHAVEN DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		381,084
TOTAL MARKET OB/XF VALUE		6,540
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		442,624
SOH/AGL Deduction		56,528
ASSESSED VALUE		386,096
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		336,096
TOTAL JUST VALUE		442,624
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		425,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327566	CO ISSUED	0	11/26/2013
B1327566	NEW CONSTR	409,820	08/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2623/1336	1/11/2023	QC	U	I	11	100
GRANTOR: WOLTER KEVIN						
GRANTEE: DANIEL ERIN M						
2391/1673	8/31/2020	QC	U	I	11	100
GRANTOR: WOLTER KEVIN DAVID						
GRANTEE: DANIELS ERIN M & KE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W8 FOP=[YR=2013] W20 S9 E20 N9$S9 W20 N9 W11 S52 E10 S1 FOP=[YR=2013] S6 E9 N6 W9$ E9 N1 FGR=[YR=2013] E20 N2 E12 N22 W32 S24 $ N24 E20 N28$ PTR=E20 FUS=[YR=2013] E39 S52 W10 S2 W10 STR=[YR=2013] W3 N11 E3 S11$ N11 W3 S11 E3 S5 W9 N7 W10 N52$ W20$.

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	1,338.00	SF	5.20	5.20	100	2013	2013	3	94	6,540	

LAND DESCRIPTION

TOTAL OB/XF 6,540

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