



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
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	1,377	100	1,377	144,608
FGR	440	55	242	25,414
FOP	87	30	26	2,731
FOP	120	30	36	3,781
TOTALS	2,024		1,681	176,533

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	0	35	16	560.00	SF	5.20	5.20	
3	0810	CONCRETE A	0	0	37	3	111.00	SF	6.50	6.50	
4	0476	VF 6 SBPL	0	0	0	0	18.00	LF	32.00	32.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0003	PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,681	117.6000	111.72	187,801	2010	2010	0	0	6.00	94.00
1 SINGLE FAM - 0% - 2024 Heated Area: 1377 HX Base Yr											
81067 LOCKHAVEN DR, YULEE											

BLD DATE	08/13/2010	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		176,533	
TOTAL MARKET OB/XF VALUE		7,098	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		238,631	
SOH/AGL Deduction		0	
ASSESSED VALUE		238,631	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		238,631	
TOTAL JUST VALUE		238,631	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		230,739	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23589	C0 ISSUED	0	07/15/2010
M15361	H/AC	0	06/01/2010
B23589	NEW CONSTR	153,713	05/01/2010
P14282	OTHER	0	05/01/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2614/0662	1/19/2023	SW	U	I	30
GRANTOR: ARVM 5 LLC					
GRANTEE: BTR SCATTERED SITE					
2483/0363	7/27/2021	WD	Q	I	01
GRANTOR: MASON JODY L & ROBERT					
GRANTEE: ARVM 5 LLC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2010] W22 FOP=[YR=2010] N10 W12 S10 E12\$ W25 S32 E12 FOP=[YR=2010] E15 FGR=[YR=2010] S20 E20 N22 W20 S2\$ N5 W11 N3 W4 S8\$ N8 E4 S3 E11 S3 E20 N30\$.											