



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

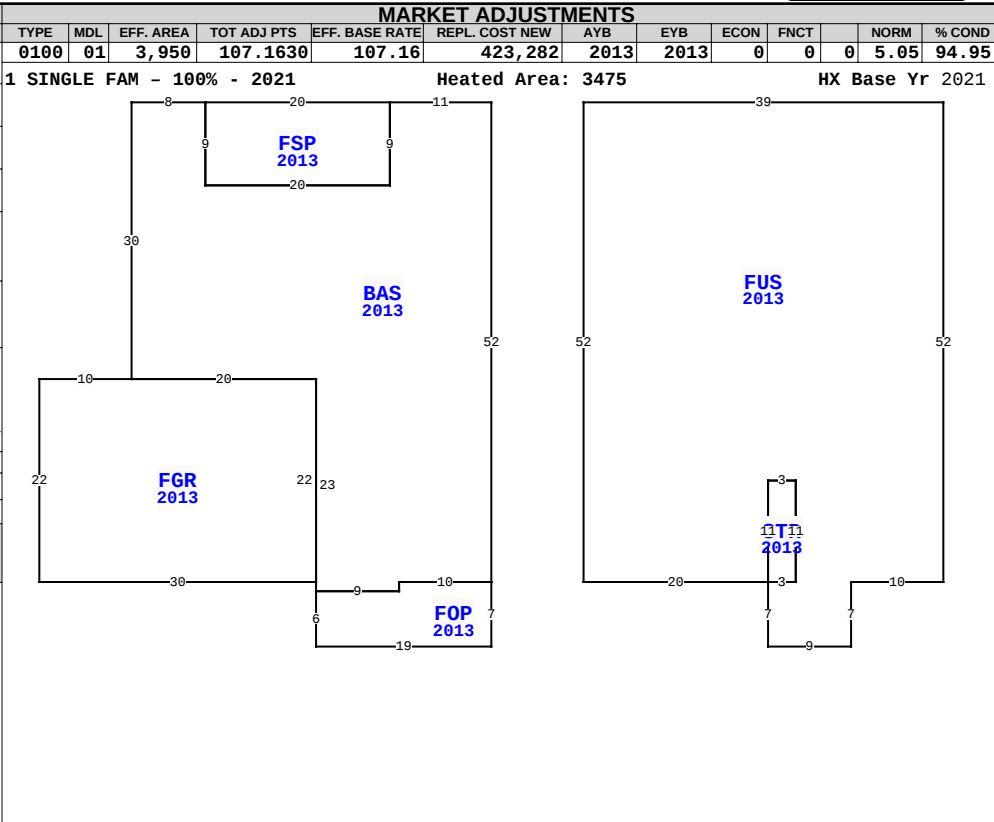
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,417	100	2013	1,417	144,178
FGR	660	55	2013	363	36,935
FOP	124	30	2013	37	3,765
FSP	180	40	2013	72	7,326
FUS	2,058	100	2013	2,058	209,398
STR	33	10	2013	3	305

TOTALS	4,472			3,950	401,906
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	1,230.00	SF	5.20
2	0476	VF 6 SBPL	0	100	0	0	192.00	LF	32.00
3	0475	VF 4 SBPL	0	100	0	0	60.00	LF	14.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00



81026 LOCKHAVEN DR, YULEE	BLD DATE	LGL DATE	04/04/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	93	5,948	
2	0476	VF 6 SBPL	0	100	0	0	192.00	LF	32.00	32.00	100	2013	2013	3	83	5,100	
3	0475	VF 4 SBPL	0	100	0	0	60.00	LF	14.00	14.00	100	2013	2013	3	83	697	

TOTAL OB/XF										11,745							
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
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE				401,906	
TOTAL MARKET OB/XF VALUE				11,745	
TOTAL LAND VALUE - MARKET				60,000	
TOTAL MARKET VALUE				473,651	
SOH/AGL Deduction				132,247	
ASSESSED VALUE				341,404	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				290,682	
TOTAL JUST VALUE				473,651	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				450,762	

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									
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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\$.									