LOT 83
PLUMMER CREEK #1 PB 8/28

DEEL KEVIN A & PENNY E L/E/
81038 LOCKHAVEN DR
YULEE, FL 32097

2025

12-2N-26-1601-0083-0000

BUILDING CHARACTERISTICS

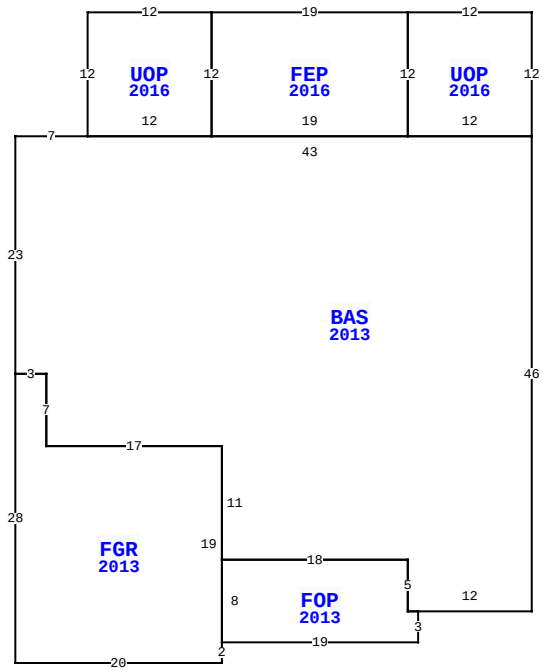
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,869	100	2013	1,869	217,302
FEP	228	80	2016	182	21,161
FGR	441	55	2013	243	28,252
FOP	147	30	2013	44	5,116
UOP	144	20	2016	29	3,372
UOP	144	20	2016	29	3,372
TOTALS	2,973			2,396	278,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,396	122.4510	122.45	293,390	2013	2013	0	0	0	5.05	94.95

1 SINGLE FAM – 100% - 2015 Heated Area: 1869 HX Base Yr 2015



81038 LOCKHAVEN DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2025 MLU
INC DATE		AG DATE	

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	745.00	SF	6.50	6.50	100	2013	2013	3	93	4,504	
2	0861	POOL GUNIT	0	100	0	0	387.00	SF	85.00	85.00	100	2014	2014	3	71	23,355	
3	0845	KOOL DECK	0	100	0	0	594.00	SF	7.25	7.25	100	2014	2014	3	94	4,048	
4	0476	VF 6 SBPL	0	100	0	0	98.00	LF	32.00	32.00	100	2014	2014	3	85	2,666	
5	0462	ST/AL FNC	0	100	0	0	264.00	SF	10.00	10.00	100	2014	2014	3	71	1,874	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		278,574
TOTAL MARKET OB/XF VALUE		36,447
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		375,021
SOH/AGL Deduction		120,849
ASSESSED VALUE		254,172
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		203,450
TOTAL JUST VALUE		375,021
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250005364	R/R RES	36,000	05/19/2025
B1632198	ADDITION	16,000	04/01/2016
B1429103	SWIM POOL	36,848	07/01/2014
B1327599	CO ISSUED	0	12/04/2013
B1327920	ADDITION	1,700	10/01/2013
B1327599	NEW CONSTR	225,462	08/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2625/0353	3/07/2023	LE	U	I	11	100
GRANTOR: DEEL KEVIN A & PENNY						
GRANTEE: BLANTON BRITTANY &						
1895/0967	12/06/2013	WD	Q	I	01	196,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DEEL KEVIN A & PENN						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2016] W12 FEP=[YR=2016] W19 UOP=[YR=2016] W12 S12 BAS=[YR=2013] W7 S23 FGR=[YR=2013] S28 E20 N2 FOP=[YR=2013] E19 N3 W1 N5 W18 S8$ N19 W17 N7 W3 $ E3 S7 E17 S11 E18 S5 E12 N46 W43$ E12 N12$ S12 E19 N12$ S12 E12 N12$.

LAND DESCRIPTION

TOTAL OB/XF 36,447

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	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							

REVIEW DATE 06/22/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS