LOT 84
PLUMMER CREEK #1 PB 8/28

BOPP SHARON A EST
81050 LOCKHAVEN DR
YULEE, FL 32097

2025

12-2N-26-1601-0084-0000

BUILDING CHARACTERISTICS

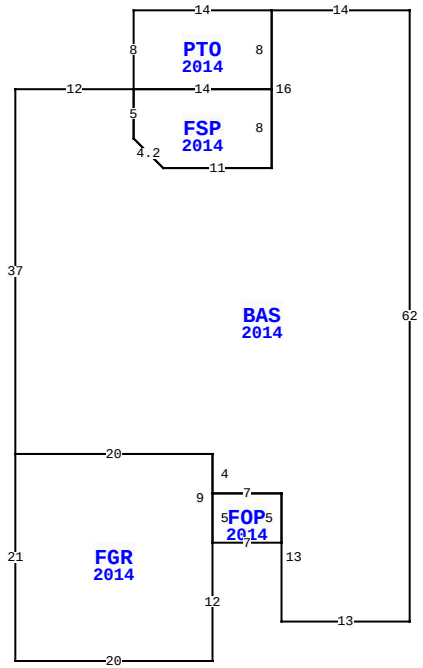
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,734	100	2014	1,734	198,004
FGR	420	55	2014	231	26,378
FOP	35	30	2014	10	1,142
FSP	108	40	2014	43	4,911
PTO	112	5	2014	6	685
TOTALS	2,409			2,024	231,120

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,024	119.5698	119.57	242,010	2014	2014	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1734 HX Base Yr 2021



81050 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	714.00	SF	6.50	6.50	100	2014	2014	3	94	4,363	
2	0855	CONC PAVER	0	100	0	0	434.00	SF	10.00	10.00	100	2014	2014	3	94	4,080	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		231,120
TOTAL MARKET OB/XF VALUE		8,443
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		299,563
SOH/AGL Deduction		57,988
ASSESSED VALUE		241,575
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		190,853
TOTAL JUST VALUE		299,563
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,242

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327999	NEW CONSTR	210,998	11/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2525/0762	12/09/2021	QC	U	I	11	100
GRANTOR: BOPP WILLIAM F						
GRANTEE: BOPP SHARON A						
2389/0280	8/21/2020	WD	Q	I	01	275,000
GRANTOR: PAGE DAVID & MARGARET						
GRANTEE: BOPP SHARON A & WIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W14 PTO=[YR=2014] W14 S8 FSP=[YR=2014] S5 D3 R3 E11 N8 W14$ E14 N8$ S16 W11 U3 L3 N5 W12 S37
FGR=[YR=2014] S21E20 N12 FOP=[YR=2014] E7 N5 W7 S5$ N9 W20$ E20 S4 E7 S13 E13 N62$.

LAND DESCRIPTION

TOTAL OB/XF 8,443

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS