LOT 85
PLUMMER CREEK #1 PB 8/28

DANIELS ERIN M
81064 LOCKHAVEN DR
YULEE, FL 32097

**2025**

**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 |

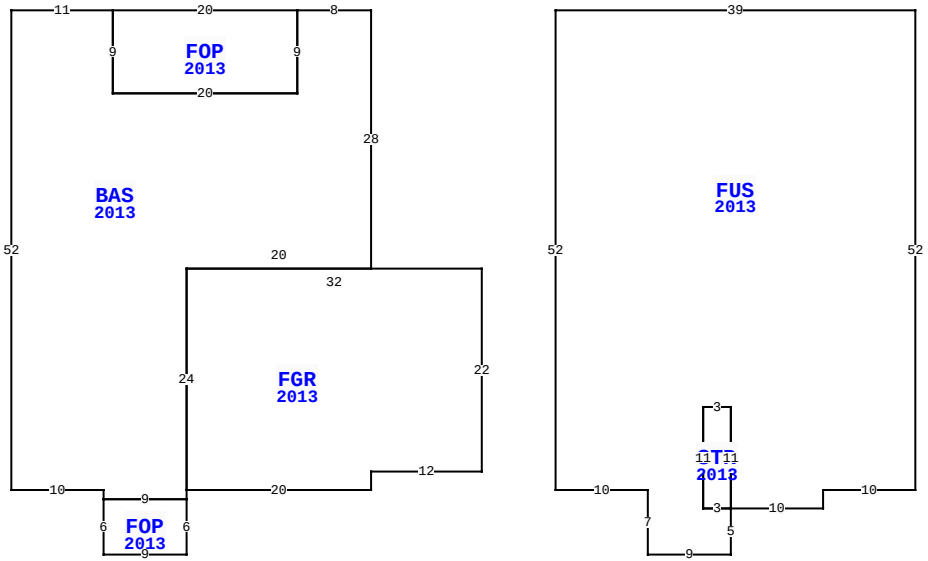
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,377 | 100 | 2013 | 1,377 | 139,574 |
| FGR | 744 | 55 | 2013 | 409 | 41,456 |
| FOP | 54 | 30 | 2013 | 16 | 1,622 |
| FOP | 180 | 30 | 2013 | 54 | 5,473 |
| FUS | 2,078 | 100 | 2013 | 2,078 | 210,627 |
| STR | 33 | 10 | 2013 | 3 | 304 |
| TOTALS | 4,466 | | | 3,937 | 399,057 |

### 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 | 107.26 | 422,283 | 2013 | 2013 | 0 | 0 | 0 | 5.50 | 94.50 |

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




81064 LOCKHAVEN DR, YULEE

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

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 399,057 |
| TOTAL MARKET OB/XF VALUE | | 6,471 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 465,528 |
| SOH/AGL Deduction | | 68,235 |
| ASSESSED VALUE | | 397,293 |
| TOTAL EXEMPTION VALUE | HA HAB | 50,722 |
| BASE TAXABLE VALUE | | 346,571 |
| TOTAL JUST VALUE | | 465,528 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 442,624 |

| 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 | 93 | 6,471 | |

### LAND DESCRIPTION

TOTAL OB/XF 6,471

| 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