

MESSGEIER THOMAS W & BARBARA J
81049 LOCKHAVEN DRIVE
YULEE, FL 32097

12-2N-26-1601-0089-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structure03HARDIE BRD 100 GABLE/HIP 100

Roof Cover05COMP SHNGL 100 DRYWALL 100

Interior Wall11CLAY TILE 50

Interior Floor03CARPET 50

Air Condition Heating Type14CENTRAL 100 AIR DUCTED 100

Bedrooms Bathrooms Frame4 100
3 100
WOOD FRAME 100

Stories Units Occupancy2. 2. 100
0 100
NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA05

NEIGHBORHOOD/LOC5013.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,90410020141,904213,526

FGR44155201424327,251

FOP48302014141,570

FSP208402021839,308

FUS379100201437942,503

STR511020145561

USP3203020219610,766

TOTALS3,3512,724305,484

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCT% COND

0100012,724117.4320117.43319,87920142014004.5095.50

1 SINGLE FAM - 100% - 2019Heated Area: 2283HX Base Yr 2019

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/04/2025MLU

NASSAU COUNTY PROPERTY VALUATION SUMMARY

PAGE 1 of 14

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE305,484

TOTAL MARKET OB/XF VALUE11,227

TOTAL LAND VALUE - MARKET60,000

TOTAL MARKET VALUE376,711

SOH/AGL Deduction107,762

ASSESSED VALUE268,949

TOTAL EXEMPTION VALUEHX HB VX55,722

BASE TAXABLE VALUE213,227

TOTAL JUST VALUE376,711

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE358,204

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / VRSN CDPRICE SALE

2243/103012/10/2018WDQI01245,000

GRANTOR: GILLIARD ERICA

GRANTEE: MESSGEIER THOMAS W

1903/05822/04/2014WDQI01187,100

GRANTOR: DREAM FINDERS HOMES L

GRANTEE: GILLIARD ERICA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W8 USP=[YR=2021] N10 W32 S10 FSP=[YR=2021] S13 E16 N13 W16\$ E32\$ W16 S13 W16 S44 E11 FOP=[YR=2014] S6 E8 FGR=[YR=2014] S7 E21 N21 W21 S14\$ N6 W8\$ E8 N8 E21 N49\$ PTR=E20 STR=[YR=2014] E10 FUS=[YR=2014] E13 S20 W20 N17 E7 N3\$S3 W7 S7 W3 N10\$ W20\$.

EXTRA FEATURES

81049 LOCKHAVEN DR, YULEE

LDN

OB/XF CODEDESCRIPTIONBLDCAPLRWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A010000633.00SF6.506.50100201420143943,868

20476VF 6 SBPL010000150.00LF32.0032.00100201420143854,080

30470VNYL GATE0100001.00UT300.00300.0010020142014385255

40911SCRN RM A0100632192.00SF17.5017.50100202120213903,024

LAND DESCRIPTION

TOTAL OB/XF11,227

LNUSE CLSLAND USE CAPRDLOCFRONTDEPTHTOT UNITSUNIT DDPHT% TOT UNIT ADJ UNIT LAND OTHER YEAR DENSITY DECL FRZ YR CONSRV

1000100CRES100PUD0.000.001.00LT1.001.001.0060,000.0060,000.0060,000

REVIEW DATE03/03/2022BYHS

Total Acres: 0.00Total Land Value: 60,000Market: 0Agricultural: 0Common: 60,000PRINTED 07/30/2025 BY SYS