LOT 90
IN OR 1903/1992
PLUMMER CREEK #1 PB 8/28

FOGG RANDY J & EVA S
81037 LOCKHAVEN DR
YULEE, FL 32097

2025

12-2N-26-1601-0090-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 100
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

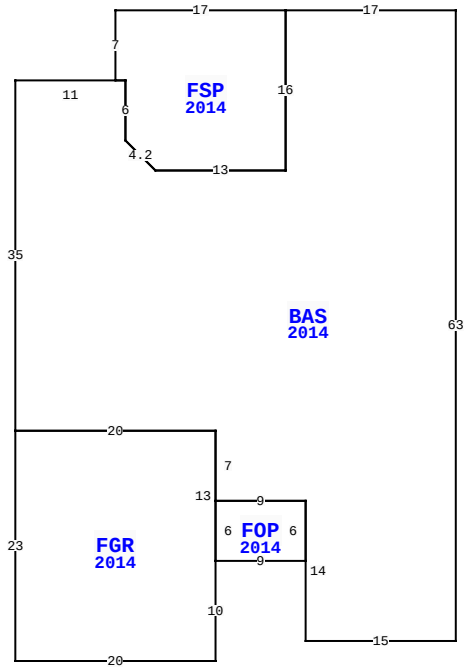
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,898	100	2014	1,898	229,420
FGR	460	55	2014	253	30,581
FOP	54	30	2014	16	1,934
FSP	259	40	2014	104	12,571
TOTALS	2,671			2,271	274,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,271	126.5670	126.57	287,440	2014	2014	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2015 Heated Area: 1898 HX Base Yr 2015



81037 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		274,505
TOTAL MARKET OB/XF VALUE		9,586
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		344,091
SOH/AGL Deduction		141,458
ASSESSED VALUE		202,633
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		151,911
TOTAL JUST VALUE		344,091
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,877

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327814	CO ISSUED	0	01/21/2014
B1428287	ADDITION	1,700	01/01/2014
B1327814	NEW CONSTR	235,386	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1903/1992	2/14/2014	WD	Q	I	01	191,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FOGG RANDY J & EVA						
1854/0772	4/29/2013	WD	Q	V	05	97,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W17 FSP=[YR=2014] W17 S7 E1 S6 D3 R3 E13 N16$
S16 W13 U3 L3 N6 W11 S35 FGR=[YR=2014] S23 E20 N10
FOP=[YR=2014] E9 N6 W9 S6$ N13 W20$ E20 S7 E9 S14 E15 N63 $.

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	1,219.00	SF	5.20	5.20	100	2014	2014	3	94	5,958	
2	0476	VF 6 SBPL	0	100	0	0	124.00	LF	32.00	32.00	100	2014	2014	3	85	3,373	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2014	2014	3	85	255	

LAND DESCRIPTION

TOTAL OB/XF 9,586

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 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