LOT 91
IN OR 2074/784
PLUMMER CREEK #1 PB 8/28

RICA JOSEPH & KRISTY
81025 LOCKHAVEN DR
YULEE, FL 32097

2025

12-2N-26-1601-0091-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	14	CARPET 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

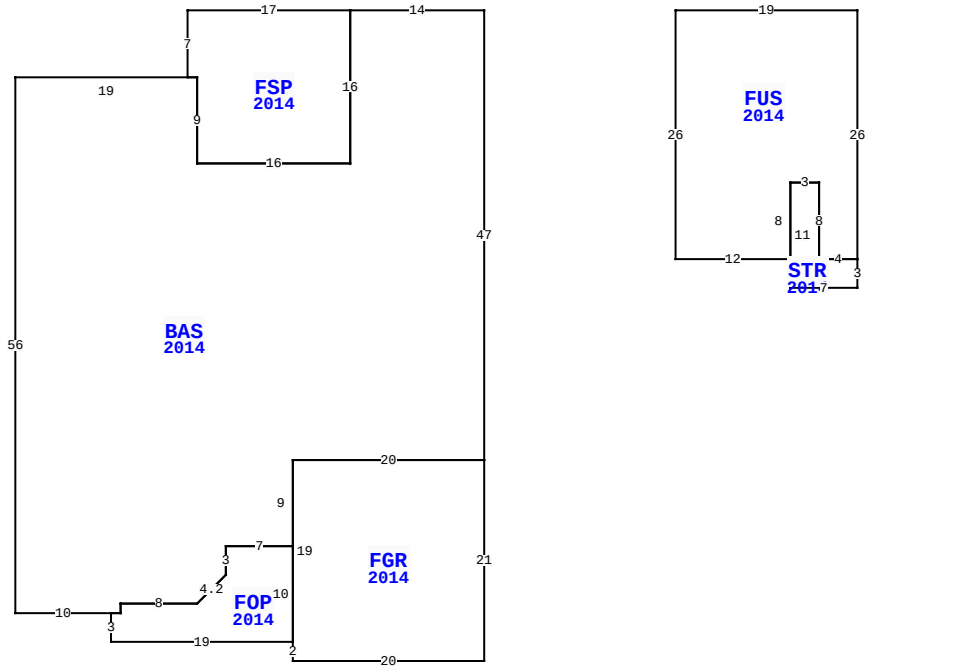
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,314	100	2014	2,314	246,555
FGR	420	55	2014	231	24,613
FOP	122	30	2014	37	3,942
FSP	263	40	2014	105	11,188
FUS	470	100	2014	470	50,078
STR	45	10	2014	4	426
TOTALS	3,634			3,161	336,803

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,161	111.5730	111.57	352,673	2014	2014	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2017 Heated Area: 2784 HX Base Yr 2017



81025 LOCKHAVEN DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		336,803
TOTAL MARKET OB/XF VALUE		49,735
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		446,538
SOH/AGL Deduction		161,294
ASSESSED VALUE		285,244
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		234,522
TOTAL JUST VALUE		446,538
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		427,497

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B173003	SWIM POOL	30,000	05/01/2017
B1327775	CO ISSUED	0	01/15/2014
B1328096	ADDITION	1,700	01/01/2014
M1318972	H/AC	0	11/01/2013
B1327775	NEW CONSTR	331,495	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2074/0784	9/22/2016	WD	Q	I	01	290,000
GRANTOR: LOWE JASON S & MELISS						
GRANTEE: RICA JOSEPH & KRIST						
1899/1540	1/15/2014	WD	Q	I	02	228,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LOWE JASON S & MELI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W14 FSP=[YR=2014] W17 S7 E1 S9 E16 N16$ S16 W16 N9 W19 S56 E10 FOP=[YR=2014] S3 E19 FGR=[YR=2014] S2 E20 N21 W20 S19$ N10 W7 S3 D3 L3 W8 S1 W1$ E1 N1 E8 U3 R3 N3 E7 N9 E20 N47$ PTR=E20 FUS=[YR=2014] E19 S26 STR=[YR=2014] S3 W7 N11 E3 S8 E4$ W4 N8 W3 S8 W12 N26$ 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	0810	CONCRETE A	0	100	0	0	995.00	SF	6.50	6.50	100	2014	2014	3	94	6,079	
2	0476	VF 6 SBPL	0	100	0	0	108.00	LF	32.00	32.00	100	2014	2014	3	85	2,938	
3	0861	POOL GUNIT	0	100	0	0	390.00	SF	85.00	85.00	100	2018	2018	3	84	27,846	
4	0855	CONC PAVER	0	100	0	0	1,327.00	SF	10.00	10.00	100	2018	2018	3	97	12,872	

LAND DESCRIPTION

TOTAL OB/XF 49,735

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 06/03/2019 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS