LOT 92
IN OR 1907/30
PLUMMER CREEK #1 PB 8/28

BLACKSHEAR LEE B II & TARA R
81015 LOCKHAVEN DR
YULEE, FL 32097

2025

12-2N-26-1601-0092-0000

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		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

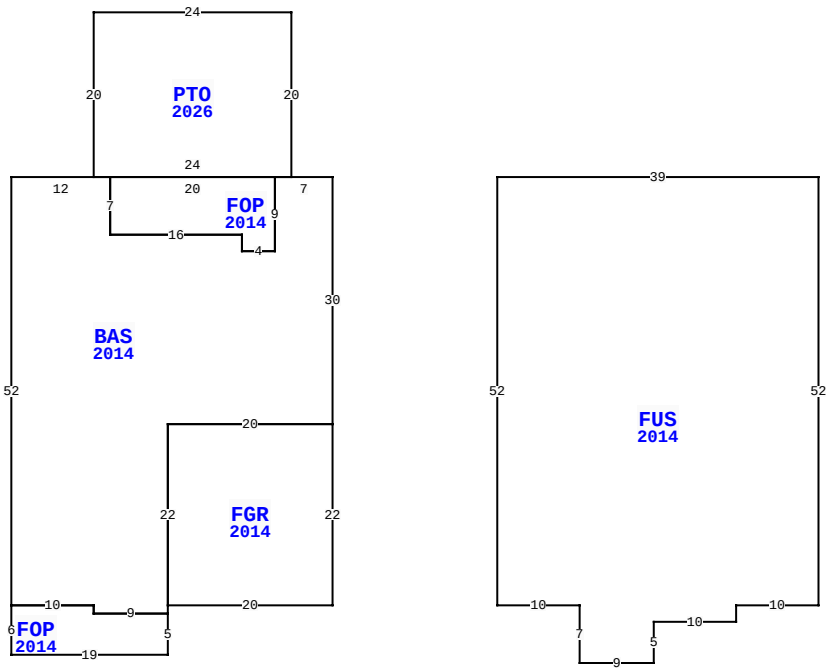
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,449	100	2014	1,449	148,426
FGR	440	55	2014	242	24,789
FOP	105	30	2014	32	3,278
FOP	148	30	2014	44	4,507
FUS	2,111	100	2014	2,111	216,237
PTO	480	5	2026	24	2,458
TOTALS	4,733			3,902	399,695

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,902	107.2575	107.26	418,529	2014	2014	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2015 Heated Area: 3560 HX Base Yr 2015



81015 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		399,695
TOTAL MARKET OB/XF VALUE		5,113
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		464,808
SOH/AGL Deduction		194,130
ASSESSED VALUE		270,678
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		219,956
TOTAL JUST VALUE		464,808
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		439,491

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327991	NEW CONSTR	411,727	11/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1907/0030	2/28/2014	WD	Q	I	01	238,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BLACKSHEAR LEE B II						
1869/0582	7/22/2013	WD	Q	I	05	92,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

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	1,046.00	SF	5.20	5.20	100	2014	2014	3	94	5,113	

BUILDING DIMENSIONS

FUS=[YR=2014;ORIG=20,0] E39 S52 W10 S2 W10 S5 W9 N7 W10 N52 $
BAS=[YR=2014;ORIG=0,0] W7 S9 W4 N2 W16 N7 W12 S52 E10 S1 E9 N1 N22 E20 N30 $
FGR=[YR=2014;ORIG=-20,52] E20 N22 W20 S22 $
FOP=[YR=2014;ORIG=-7,0] W20 S7 E16 S2 E4 N9 $
FOP=[YR=2014;ORIG=-39,52] S6 E19 N5 W9 N1 W10 $
PTR=[ORIG=0,0] E20 W20 $
PTO=[YR=2026;ORIG=-29,-20] E24 S20 W24 N20 $
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LAND DESCRIPTION

TOTAL OB/XF 5,113

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 10/24/2019 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS