LOT 81
PLUMMER CREEK #1 PB 8/28

MCMAHON LEE
81014 LOCKHAVEN DR
YULEE, FL 32097

2026

12-2N-26-1601-0081-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

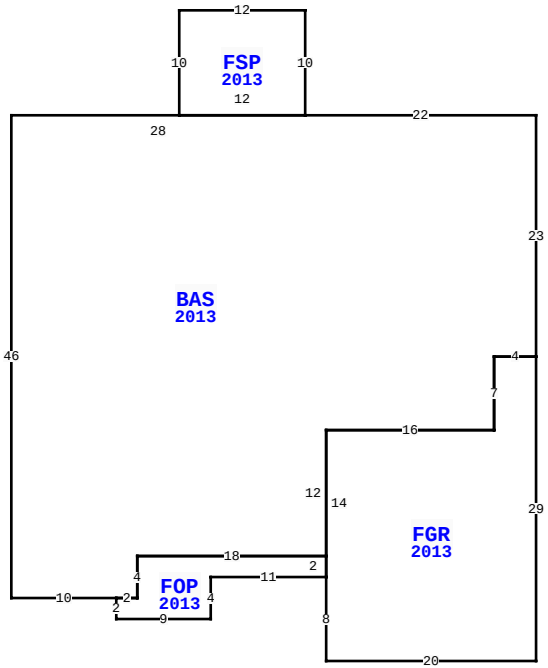
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,880	100	2013	1,880	237,636
FGR	468	55	2013	257	32,485
FOP	68	30	2013	20	2,528
FSP	120	40	2013	48	6,068
TOTALS	2,536			2,205	278,716

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,205	128.0664	134.47	296,506	2013	2013	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2026 Heated Area: 1880 HX Base Yr 2026



81014 LOCKHAVEN DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 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		278,716
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		343,716
SOH/AGL Deduction		0
ASSESSED VALUE		343,716
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		287,305
TOTAL JUST VALUE		343,716
NCON VALUE		12,114
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED
260005586	SCREEN ROOM 10X12	4,264	05/26/2026
B1428181	ADDITION	1,700	01/01/2014
B1327267	CO ISSUED	0	10/09/2013
B1327367	NEW CONSTR	221,009	06/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2820/1795	9/29/2025	WD	Q	I	01	415,000
GRANTOR: EILER PARKER II & SAR						
GRANTEE: MCMAHON LEE						
2527/0370	12/23/2021	WD	Q	I	01	382,500
GRANTOR: DILLARD CASEY Z & JAN						
GRANTEE: EILER PARKER II & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W22 FSP=[YR=2013] N10 W12 S10 E12$ W28 S46 E10
FOP=[YR=2013] S2 E9 N4 E11 FGR=[YR=2013] S8 E20 N29 W4 S7
W16 S14$ N2 W18 S4 W2$ E2 N4 E18 N12 E16 N7 E4 N23$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	65,000.00	65,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS