LOT 84
PLUMMER CREEK #1 PB 8/28

PAINTER CAROLINE ANNE
81050 LOCK HAVEN DR
YULEE, FL 32097

2026

12-2N-26-1601-0084-0000

BUILDING CHARACTERISTICS

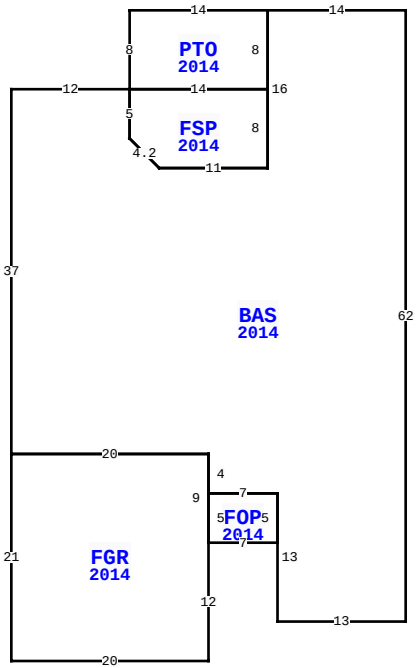
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,734	100	2014	1,734	216,669
FGR	420	55	2014	231	28,864
FOP	35	30	2014	10	1,249
FSP	108	40	2014	43	5,373
PTO	112	5	2014	6	750
TOTALS	2,409			2,024	252,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,024	125.2636	131.53	266,217	2014	2014	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2026 Heated Area: 1734 HX Base Yr 2026



81050 LOCKHAVEN DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		252,906
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		317,906
SOH/AGL Deduction		49,986
ASSESSED VALUE		267,920
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		216,509
TOTAL JUST VALUE		317,906
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327999	NEW CONSTR	210,998	11/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2811/1818	8/27/2025	WD	Q	I	01	385,000
GRANTOR: UNTERWAGNER JOSEPH						
GRANTEE: PAINTER CAROLINE AN						
2808/662	8/11/2025	FJ	U	I	11	0
GRANTOR: BOPP SHARON A EST						
GRANTEE: UNTERWAGNER JOSEPH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W14 PTO=[YR=2014] W14 S8 FSP=[YR=2014] S5 D3 R3 E11 N8 W14$ E14 N8$ S16 W11 U3 L3 N5 W12 S37 FGR=[YR=2014] S21E20 N12 FOP=[YR=2014] E7 N5 W7 S5$ N9 W20$ E20 S4 E7 S13 E13 N62$.

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 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS