LOT 85
PLUMMER CREEK #1 PB 8/28

DANIELS ERIN M
81064 LOCKHAVEN DR
YULEE, FL 32097

2026

12-2N-26-1601-0085-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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	13	LVT/LAMNT 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	05	Quality Level 05

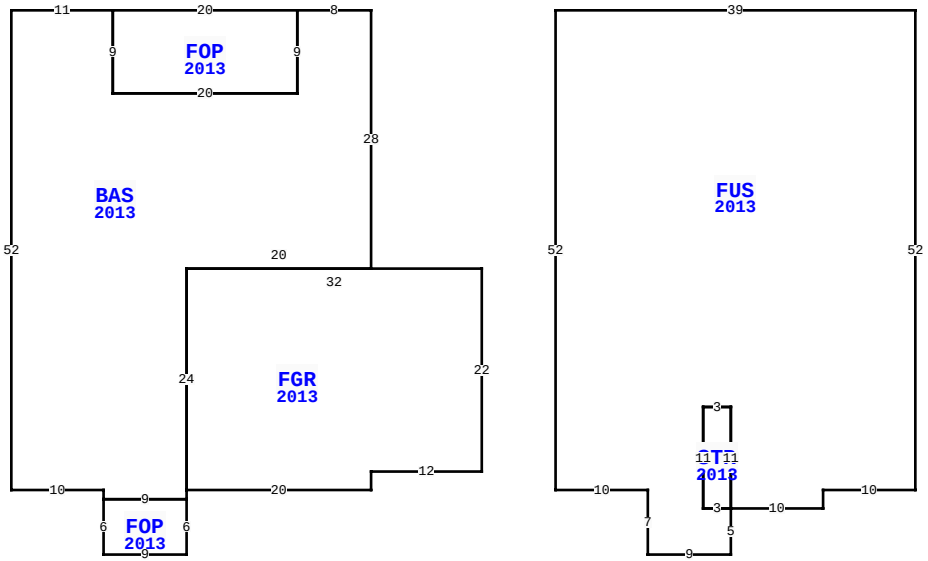
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,377	100	2013	1,377	152,711
FGR	744	55	2013	409	45,359
FOP	54	30	2013	16	1,775
FOP	180	30	2013	54	5,989
FUS	2,078	100	2013	2,078	230,452
STR	33	10	2013	3	333
TOTALS	4,466			3,937	436,618

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,937	112.3650	117.98	464,487	2013	2013	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2021 Heated Area: 3455 HX Base Yr 2021



81064 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		436,618
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		501,618
SOH/AGL Deduction		93,598
ASSESSED VALUE		408,020
TOTAL EXEMPTION VALUE	HA HAB	51,411
BASE TAXABLE VALUE		356,609
TOTAL JUST VALUE		501,618
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		465,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327566	CO ISSUED	0	11/26/2013
B1327566	NEW CONSTR	409,820	08/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2623/1336	1/11/2023	QC	U	I	11	100
GRANTOR: WOLTER KEVIN						
GRANTEE: DANIEL ERIN M						
2391/1673	8/31/2020	QC	U	I	11	100
GRANTOR: WOLTER KEVIN DAVID						
GRANTEE: DANIELS ERIN M & KE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W8 FOP=[YR=2013] W20 S9 E20 N9$S9 W20 N9 W11 S52 E10 S1 FOP=[YR=2013] S6 E9 N6 W9$ E9 N1 FGR=[YR=2013] E20 N2 E12 N22 W32 S24 $ N24 E20 N28$ PTR=E20 FUS=[YR=2013] E39 S52 W10 S2 W10 STR=[YR=2013] W3 N11 E3 S11$ N11 W3 S11 E3 S5 W9 N7 W10 N52$ W20$.

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