LOT 86
PLUMMER CREEK #1 PB 8/28

RIGHTER RUTH ANN/SHOLTIS BROOKE MORGAN
81066 LOCKHAVEN DRIVE
YULEE, FL 32097

2026

12-2N-26-1601-0086-0000

BUILDING CHARACTERISTICS

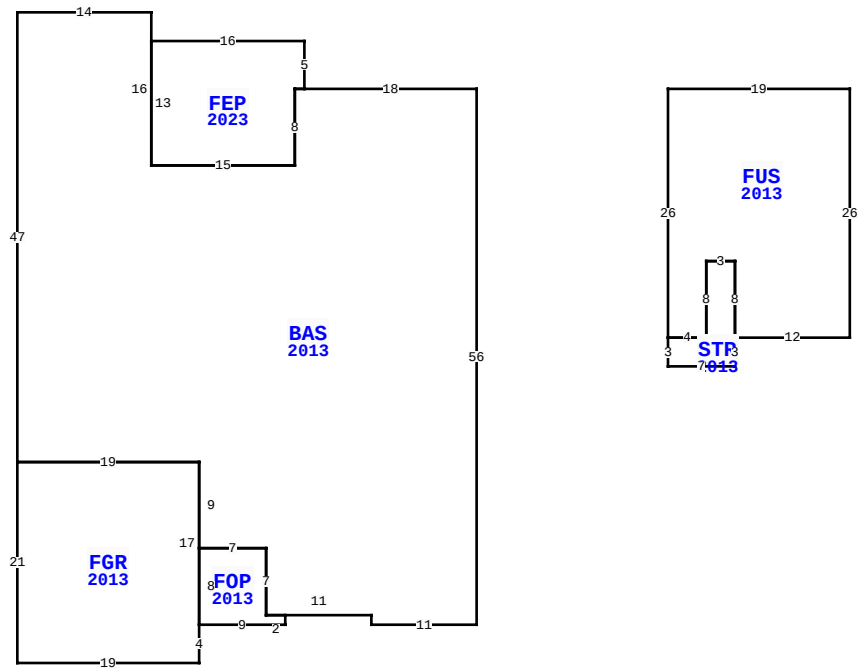
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3 100
Frame	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	2,290	100	2013	2,290	266,470
FEP	200	80	2023	160	18,618
FGR	399	55	2013	219	25,483
FOP	58	30	2013	17	1,978
FUS	470	100	2013	470	54,690
STR	45	10	2013	4	465
TOTALS	3,462			3,160	367,705

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,160	117.8980	123.79	391,176	2013	2013	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2026 Heated Area: 2760 HX Base Yr 2026



81066 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		367,705
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		432,705
SOH/AGL Deduction		0
ASSESSED VALUE		432,705
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		381,294
TOTAL JUST VALUE		432,705
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		406,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327816	CO ISSUED	0	01/27/2014
M1318971	H/AC	0	11/01/2013
B1327816	NEW CONSTR	327,525	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2595/0955	10/07/2022	WD	Q	I	02	510,000
GRANTOR: MURPHY PATRICK J & JE						
GRANTEE: RIGHTER RUTH ANN &						
2463/0223	5/20/2021	WD	Q	I	02	390,000
GRANTOR: HAY JAMES P & GWEN M						
GRANTEE: MURPHY PATRICK J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013;ORIG=0,0] W18 W1 S8 W15 N16 W14 S47 E19 S9 E7 S7 E11 S1 E11 N56 $
FUS=[YR=2013;ORIG=20,0] E19 S26 W12 N8 W3 S8 W4 N26 $
FGR=[YR=2013;ORIG=-48,39] S21 E19 N4 N17 W19 $
FEP=[YR=2023;ORIG=-18,0] N5 W16 S13 E15 N8 E1 $
FOP=[YR=2013;ORIG=-29,56] E9 N1 W2 N7 W7 S8 $
STR=[YR=2013;ORIG=27,26] S3 W7 N3 E4 N8 E3 S8 $
PTR=[ORIG=0,0] E20 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS