LOT 88
IN OR 2085/1000
PLUMMER CREEK #1 PB 8/28

ROBINSON ROBERT A & TARA K
81063 LOCKHAVEN DR
YULEE, FL 32097

2026

12-2N-26-1601-0088-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

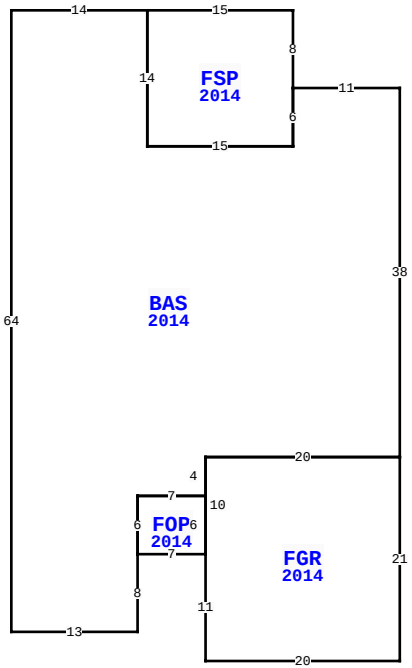
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,804	100	2014	1,804	225,998
FGR	420	55	2014	231	28,939
FOP	42	30	2014	13	1,628
FSP	210	40	2014	84	10,523
TOTALS	2,476			2,132	267,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,132	125.5870	131.87	281,147	2014	2014	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2018 Heated Area: 1804 HX Base Yr 2018



81063 LOCKHAVEN DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		267,090
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		332,090
SOH/AGL Deduction		104,394
ASSESSED VALUE		227,696
TOTAL EXEMPTION VALUE	HX HB DV	61,411
BASE TAXABLE VALUE		166,285
TOTAL JUST VALUE		332,090
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428192	CO ISSUED	0	04/29/2014
B1428613	ADDITION	1,700	03/01/2014
B1428192	NEW CONSTR	228,116	01/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2085/1000	11/23/2016	WD	Q	I	01	228,500
GRANTOR: PEQUEEN THOMAS W & TH						
GRANTEE: ROBINSON ROBERT A &						
1917/0221	5/05/2014	WD	Q	I	01	179,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PEQUEEN THOMAS W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W11 FSP=[YR=2014] N8 W15 S14 E15 N6$ S6 W15 N14 W14 S64 E13 N8 FOP=[YR=2014] E7 FGR=[YR=2014] S11 E20 N21W20 S10$ N6 W7 S6$ N6 E7 N4 E20 N38$.

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