LOT 89
IN OR 2243/1030
PLUMMER CREEK #1 PB 8/28

MESSGEIER THOMAS W & BARBARA J
81049 LOCKHAVEN DRIVE
YULEE, FL 32097

2026

12-2N-26-1601-0089-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

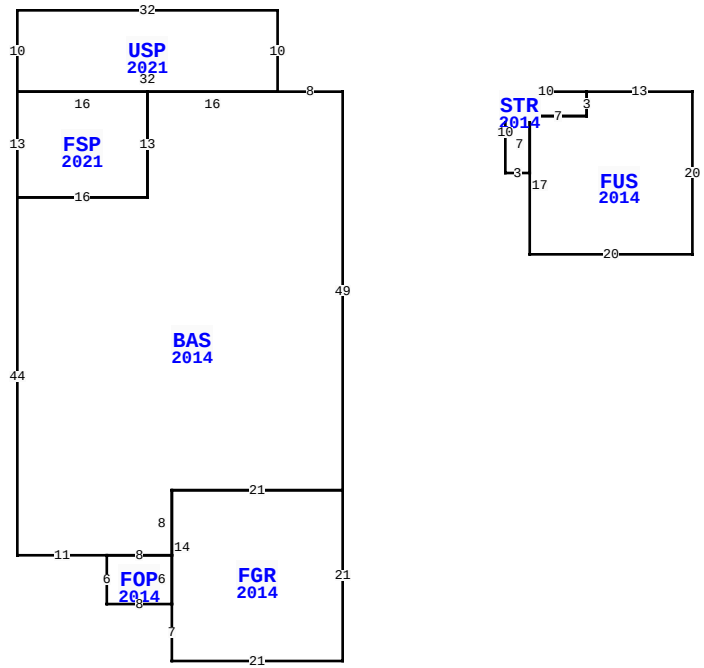
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,904	100	2014	1,904	233,661
FGR	441	55	2014	243	29,821
FOP	48	30	2014	14	1,719
FSP	208	40	2021	83	10,186
FUS	379	100	2014	379	46,511
STR	51	10	2014	5	614
USP	320	30	2021	96	11,781
TOTALS	3,351			2,724	334,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,724	123.0240	129.18	351,886	2014	2014	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2019 Heated Area: 2283 HX Base Yr 2019



81049 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		334,292
TOTAL MARKET OB/XF VALUE		2,972
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		402,264
SOH/AGL Deduction		126,053
ASSESSED VALUE		276,211
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		219,800
TOTAL JUST VALUE		402,264
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009632	XFOB	32,247	07/22/2021
B1327813	CO ISSUED	0	01/31/2014
M1318970	H/AC	0	11/01/2013
B1327813	NEW CONSTR	276,407	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2243/1030	12/10/2018	WD	Q	I	01	245,000
GRANTOR: GILLIARD ERICA						
GRANTEE: MESSGEIER THOMAS W						
1903/0582	2/04/2014	WD	Q	I	01	187,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GILLIARD ERICA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W8 USP=[YR=2021] N10 W32 S10 FSP=[YR=2021] S13 E16 N13 W16$ E32$ W16 S13 W16 S44 E11 FOP=[YR=2014] S6 E8 FGR=[YR=2014] S7 E21 N21 W21 S14$ N6 W8$ E8 N8 E21 N49$ PTR=E20 STR=[YR=2014] E10 FUS=[YR=2014] E13 S20 W20 N17 E7 N3$S3 W7 S7 W3 N10$ 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
4	0911	SCRN RM A	0	100	6	32	192.00	SF	18.00	18.00	100	2021	2021	3	86	2,972	

LAND DESCRIPTION

TOTAL OB/XF 2,972

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