LOT 162
RIVER GLEN #1 PB 7/263

MUNOZ ERIN & ANDREW
65013 LAGOON FOREST DR
YULEE, FL 32097

2023

11-2N-26-1830-0162-0000

BUILDING CHARACTERISTICS

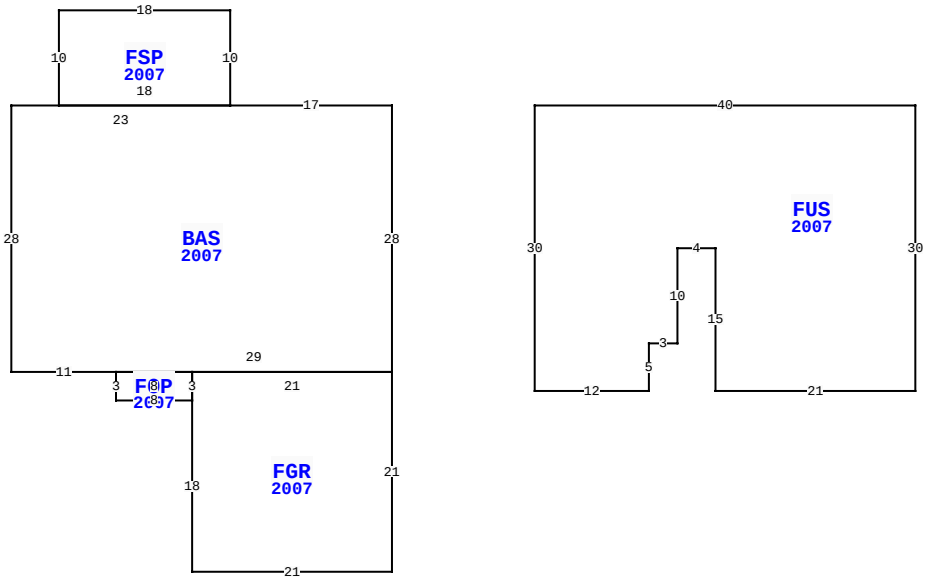
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1,120	93,354
FGR	441	55	243	20,255
FOP	24	30	7	584
FSP	180	40	72	6,001
FUS	1,125	100	1,125	93,771
TOTALS	2,890		2,567	213,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,567	99.8400	90.11	231,312	2007	2007	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2245 HX Base Yr 2022



65013 LAGOON FOREST DR, YULEE

BLD DATE	07/23/2007 JM	LGL DATE	
XF DATE	07/23/2007 JM	LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		213,964
TOTAL MARKET OB/XF VALUE		4,187
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		273,151
SOH/AGL Deduction		56,444
ASSESSED VALUE		216,707
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		166,707
TOTAL JUST VALUE		273,151
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,089

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19293	NEW CONSTR	0	01/01/2007
C19293	CO ISSUED	0	01/01/2007
M12379	MECH OTHER	0	01/01/2007
R10006	REPAIR/RRF	8,000	01/01/2007
E18608	ELEC OTHER	2,000	01/01/2007
P11983	OTHER	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2470/1932	6/14/2021	WD	Q	I	01	300,000
GRANTOR: HOWLETT WILMA J & JOS						
GRANTEE: MUNOZ ERIN & ANDREW						
2170/0865	10/16/2017	WD	U	I	11	100
GRANTOR: CADDELL JAMES C & ERI						
GRANTEE: HOWLETT JOSEPH A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W17 FSP=[YR=2007] N10 W18 S10 E18$ W23 S28 E11 FOP=[YR=2007] S3 E8 FGR=[YR=2007] S18 E21 N21 W21 S3$ N3 W8$ E29 N28$ PTR=E15 FUS=[YR=2007] E40 S30 W21 N15 W4 S10 W3 S5 W12 N30$ W15$.

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
1	0812	CONCRETE C	0	100	0	0	1,176.00	SF	4.00	4.00	100	2007	2007	3	89	4,187	

LAND DESCRIPTION

TOTAL OB/XF 4,187

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	000135	C	SFR CNSVTN	100	0006		0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 08/16/2018 BY KBX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS