LOT 165
RIVER GLEN #1 PB 7/263

POORE COREY ETHAN
65033 LAGOON FOREST DRIVE
YULEE, FL 32097

2023

11-2N-26-1830-0165-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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	03	Quality Level 03

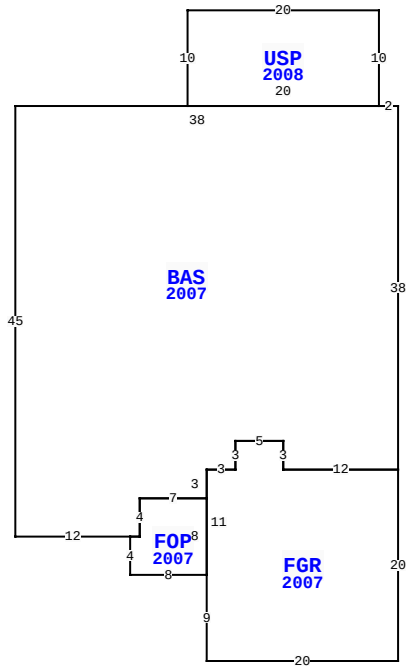
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,617	100	1,617	142,872
FGR	415	55	228	20,146
FOP	60	30	18	1,590
USP	200	30	60	5,301
TOTALS	2,292		1,923	169,909

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,923	105.8400	95.52	183,685	2007	2007	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1617 HX Base Yr 2021



65033 LAGOON FOREST DR, YULEE

BLD DATE	01/11/2008 KK	LGL DATE	
XF DATE		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		169,909
TOTAL MARKET OB/XF VALUE		3,999
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		228,908
SOH/AGL Deduction		48,901
ASSESSED VALUE		180,007
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		130,007
TOTAL JUST VALUE		228,908
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C19292	CO ISSUED	0	01/01/2007
E18607	ELEC OTHER	1,500	01/01/2007
M12378	MECH OTHER	0	01/01/2007
R10005	REPAIR/RRF	8,000	01/01/2007
B19292	NEW CONSTR	151,668	01/01/2007
P11975	OTHER	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2413/0329	11/16/2020	WD	Q	I	01	155,000
GRANTOR: HOOD KENNETH						
GRANTEE: POORE COREY ETHAN						
1946/1581	9/18/2014	SW	U	I	12	140,000
GRANTOR: BAYVIEW LOAN SERVICIN						
GRANTEE: HOOD KENNETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W2 USP=[YR=2008] N10 W20 S10 E20$ W38 S45 E12
FOP=[YR=2007] S4 E8 FGR=[YR=2007] S9 E20 N20 W12 N3 W5 S3
W3 S11$ N8 W7 S4 W1$ E1 N4 E7 N3 E3 N3 E5 S3 E12 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
1	0811	CONCRETE B	0	100	0	0	804.00	SF	5.20	5.20	100	2007	2007	3	89	3,721	
2	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50	6.50	100	2007	2007	3	89	278	

LAND DESCRIPTION

TOTAL OB/XF 3,999

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	0003		0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 09/25/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS