LOT 166
RIVER GLEN #1 PB 7/263

ASHE AMBER ET AL/PRICE CHRISTOPHER MICHAEL
65039 LAGOON FOREST DR
YULEE, FL 32097

2023

11-2N-26-1830-0166-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

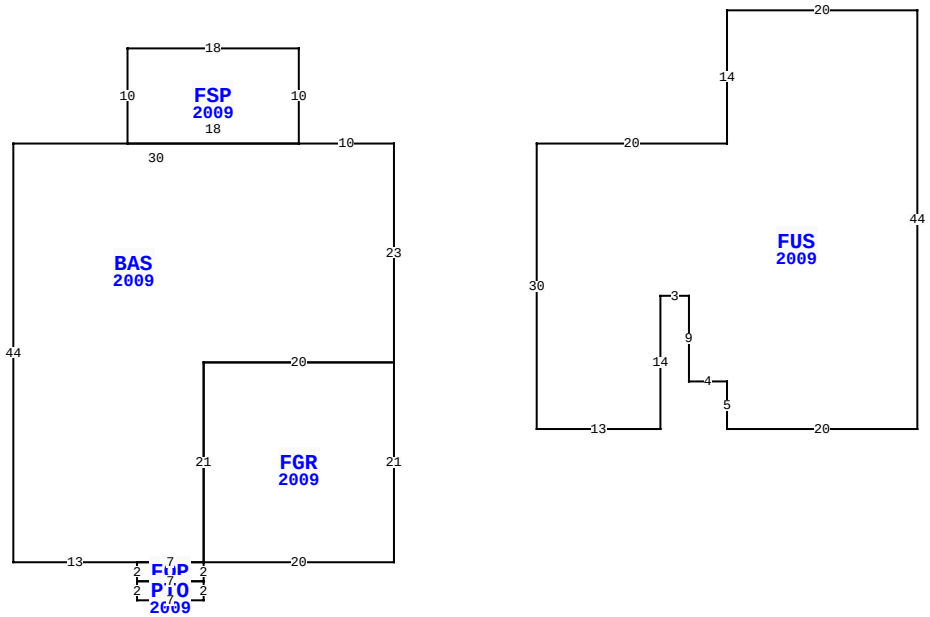
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,340	100	1,340	111,833
FGR	420	55	231	19,279
FOP	14	30	4	334
FSP	180	40	72	6,009
FUS	1,418	100	1,418	118,344
PTO	14	5	1	83
TOTALS	3,386		3,066	255,882

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,066	98.9000	89.26	273,671	2009	2009	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2758 HX Base Yr 2022



65039 LAGOON FOREST DR, YULEE

BLD DATE	03/19/2010 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		255,882
TOTAL MARKET OB/XF VALUE		4,221
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		315,103
SOH/AGL Deduction		36,159
ASSESSED VALUE		278,944
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		178,944
TOTAL JUST VALUE		315,103
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,819

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21529	CO ISSUED	0	11/01/2009
E20903	ELEC OTHER	2,000	06/01/2008
R11331	REPAIR/RRF	2,100	06/01/2008
B21529	NEW CONSTR	221,562	06/01/2008
M13889	2-2 TON UNITS	0	06/01/2008
P13265	OTHER	0	06/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2630/1941	4/11/2023	WD	Q	I	01	355,000
GRANTOR: THE JEAN A LUALHATI S						
GRANTEE: ASHE AMBER						
2475/0964	6/30/2021	QC	U	I	11	100
GRANTOR: LUALHATI JEAN A						
GRANTEE: LUALHATI JEAN A SEP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W10 FSP=[YR=2009] N10 W18 S10 E18$ W30 S44 E13 FOP=[YR=2009] S2 PTO=[YR=2009] S2 E7 N2 W7$ E7 N2 W7$ E7 FGR=[YR=2009] E20 N21 W20 S21$ N21 E20 N23$ PTR=E15 FUS=[YR=2009] E20 N14 E20 S44 W20 N5 W4 N9 W3 S14 W13 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	0811	CONCRETE B	0	100	0	0	862.00	SF	5.20	5.20	100	2009	2009	3	91	4,079	
2	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	2009	2009	3	91	142	

LAND DESCRIPTION

TOTAL OB/XF 4,221

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 04/28/2020 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS