



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		4 100
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	2,006	100	2,006	172,325
FGR	405	55	223	19,157
FOP	65	30	20	1,718
USP	180	30	54	4,639
TOTALS	2,656		2,303	197,839

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	0	0	0	1,008.00	SF	4.00	4.00	
2	0810	CONCRETE A	0	0	7	3	21.00	SF	6.50	6.50	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,303	102.9000	92.87	213,880	2007	2007	0	0	7.50	92.50
1 SINGLE FAM - 0% - 0 Heated Area: 2006 HX Base Yr											
65047 LAGOON FOREST DR, YULEE											

BLD DATE	01/11/2008	KK	LGL DATE	
XF DATE	01/11/2008	KK	LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	197,839		
TOTAL MARKET OB/XF VALUE	3,709		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	256,548		
SOH/AGL Deduction	11,974		
ASSESSED VALUE	244,574		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	244,574		
TOTAL JUST VALUE	256,548		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	222,340		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C19335	CO ISSUED	0	01/01/2007
E18673	ELEC OTHER	1,500	01/01/2007
M12401	MECH OTHER	0	01/01/2007
R10023	REPAIR/RRF	8,000	01/01/2007
B19335	NEW CONSTR	174,768	01/01/2007
P12028	OTHER	0	01/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2501/0183	9/29/2021	WD	Q	I	02
GRANTOR: WILLIAMS KYLE B					
GRANTEE: GREEN PAMELA J REVO					
2206/1927	6/28/2018	WD	Q	I	01
GRANTOR: JENKINS JOEL S &					
GRANTEE: WILLIAMS KYLE B					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2007] W5 USP=[YR=2008] N10 W18 S10 E18\$ W35 S66 E15 N3 FOP=[YR=2007] E7 N5 FGR=[YR=2007] E18 N20 W8 N3 W3 S3 W6 D3 L3 S17 E2\$ W2 N6 W5 S11\$ N11 E5 N11 U3 R3 E6 N3 E3 S3 E8 N38\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000135	C	SFR CNSVTN	0	0003		0.00	0.00	1.00	UT	

TOTAL OB/XF											
3,709											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000135	C	SFR CNSVTN	0	0003		0.00	0.00	1.00	UT	

TOTAL OB/XF											
3,709											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000135	C	SFR CNSVTN	0	0003		0.00	0.00	1.00	UT	