

FRAIZE SCOTT A & JENNIFER L
65049 LAGOON FOREST DR
YULEE, FL 32097

11-2N-26-1830-0169-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION
Exterior Wall16WD FR STUC 50
Exterior Wall17CB STUCCO 50
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo14CARPET 70
Interior Floo08SHT VINYL 30
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms4100
Bathrooms3.5100

Frame Stories Units02WOOD FRAME 100
 2. 2. 100
 0 0 100
Occupancy00NONE 100

Quality03Quality Level 03
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA05
NEIGHBORHOOD/LOC5009.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE
BAS1,3641001,364113,667
FGR3965521818,167
FOP16305416
FUS1,6881001,688140,667

TOTALES3,4643,275272,917

MARKET ADJUSTMENTS

TYPEDMLEFF. AREATOT ADJ PTSREPL. COST NEWAYBEYBECONFNCTECONORM% COND
0100013,27599.820090.09295,04520072007007.5092.50

SINGLE FAM - 100% - 2013Heated Area: 3052HX Base Yr 2013

FGR2007BAS2007FUS2007

NASSAU COUNTY PROPERTY VALUATION SUMMARY

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VALUATION BYSTANDARDTax Group: 4Tax Dist:
BUILDING MARKET VALUE272,917
TOTAL MARKET OB/XF VALUE4,166
TOTAL LAND VALUE - MARKET55,000
TOTAL MARKET VALUE332,083
SOH/AGL Deduction139,445
ASSESSED VALUE192,638
TOTAL EXEMPTION VALUEHX HB50,000
BASE TAXABLE VALUE142,638
TOTAL JUST VALUE332,083
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE285,034

PERMIT NUMDESCRIPTIONAMTISSUED
C19933CO ISSUED237,73205/01/2007
B19933NEW CONSTR237,73205/01/2007
E19268ELEC OTHER2,00005/01/2007
M12934MECH OTHER005/01/2007
P12385OTHER005/01/2007
R10379REPAIR/RRF8,00005/01/2007

SALES DATA

OFF RECORD INSTTYPEQUVRSNSALE PRICE
NumberDATEI/I/CDSALE PRICE
1816/07719/27/2012WQDI01165,000

GRANTOR:MCG HOMES LLC

GRANTEE:FRAIZE SCOTT A & JE

1798/05946/18/2012CTUI18128,100

GRANTOR:CLERK OF COURT

GRANTEE:MCG HOMES LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W40 S22 FGR=[YR=2007] S22 E 18 FOP=[YR=2007]
S2 E8 N2 W8\$ N22 W 18\$ E18 S22 E22 N44\$ PTR=E15 FUS=[YR=2007]
E40 S44 W15 N18 W3 S12 W3 S6 W19 N44\$ W15\$.