LOT 171
IN OR 2029/1487
RIVER GLEN #1 PB 7/263

CHIAUZZI PAUL & LISA
65057 LAGOON FOREST DR
YULEE, FL 32097

2023

11-2N-26-1830-0171-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

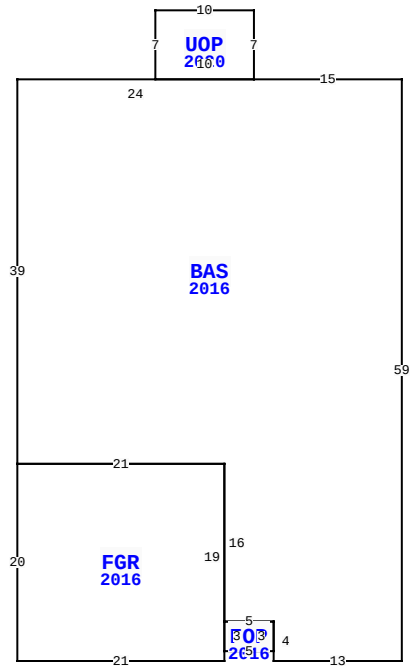
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,861	100	1,861	174,934
FGR	420	55	231	21,714
FOP	15	30	4	376
UOP	70	20	14	1,316
TOTALS	2,366		2,110	198,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,110	106.8200	96.41	203,425	2016	2016	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2017 Heated Area: 1861 HX Base Yr 2017



65057 LAGOON FOREST DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		198,339
TOTAL MARKET OB/XF VALUE		5,069
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		258,408
SOH/AGL Deduction		97,070
ASSESSED VALUE		161,338
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		111,338
TOTAL JUST VALUE		258,408
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,885

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531425	CO ISSUED	0	02/10/2016
B1531425	NEW CONSTR	230,285	11/01/2015
B19929	NEW CONSTR	253,308	05/01/2007
E19267	ELEC OTHER	2,000	05/01/2007
M12929	MECH OTHER	0	05/01/2007
P12383	OTHER	0	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2029/1487	2/19/2016	SW	Q	I	01	164,900
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: CHIAUZZI PAUL & LIS						
2008/0816	10/05/2015	SW	U	V	30	752,000
GRANTOR: RL REGI FLORIDA LLC						
GRANTEE: D R HORTON INC JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W15 UOP=[YR=2020] N7 W10 S7 E10$ W24 S39
FGR=[YR=2016] S20 E21 N1 FOP=[YR=2016] E5 N3 W5 S3$ N19 W21$
E21 S16 E5 S4 E13 N59$.

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	0810	CONCRETE A	0	100	0	0	804.00	SF	6.50	6.50	100	2016	2016	3	97	5,069	

LAND DESCRIPTION

TOTAL OB/XF 5,069

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

REVIEW DATE 08/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS