

LOT 182
IN OR 1989/28
RIVER GLEN #1 PB 7/263

RICKS MATTHEW & MELISSA
65121 LAGOON FOREST DRIVE
YULEE, FL 32097

2023

11-2N-26-1830-0182-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
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	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	05
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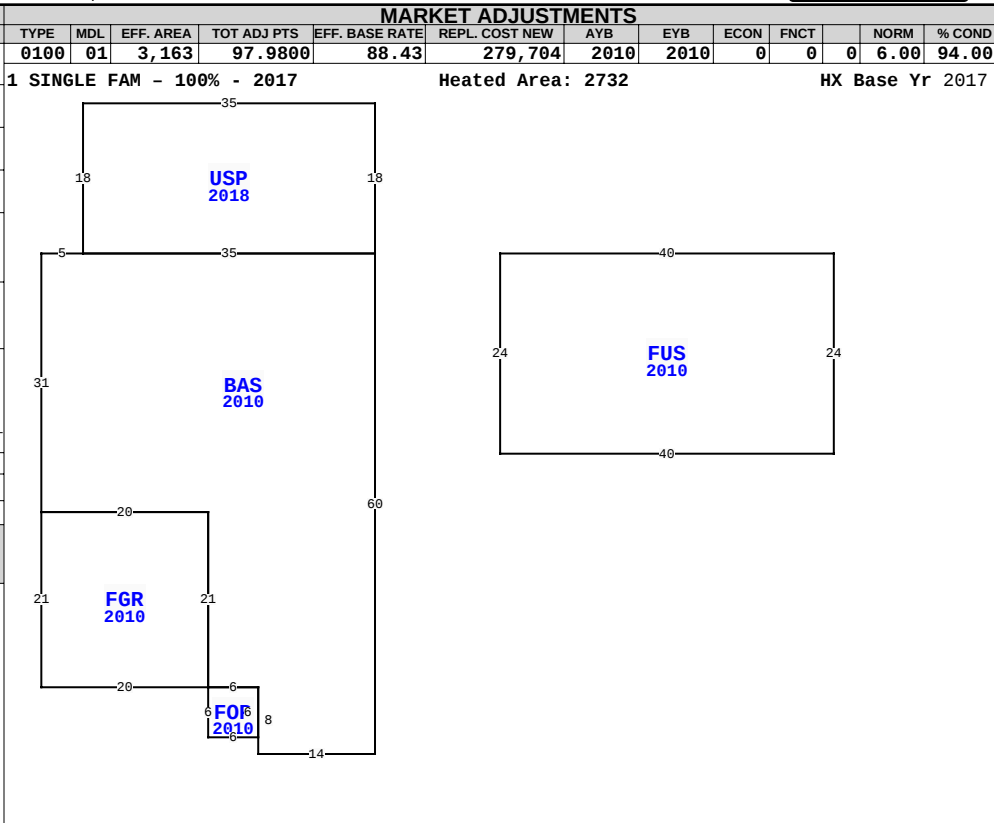
NEIGHBORHOOD/LOC	5009.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,772	100	1,772	147,296
FGR	420	55	231	19,201
FOP	36	30	11	915
FUS	960	100	960	79,799
USP	630	30	189	15,710

TOTALS	3,818		3,163	262,922
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,013.00	SF	4.00
2	0861	POOL GUNIT	0	100	0	0	405.00	SF	85.00
3	0855	CONC PAVER	0	100	0	0	651.00	SF	10.00
4	0910	SCRN RM L	0	100	0	0	1,089.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	100	0003		0.00	0.00	1.00



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

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2010	2010	3	92	3,728	
100	2019	2019	3	93	32,015	
100	2019	2019	3	99	6,445	
100	2019	2019	3	90	14,702	

TOTAL OB/XF									
56,890									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					262,922				
TOTAL MARKET OB/XF VALUE					56,890				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					374,812				
SOH/AGL Deduction					124,518				
ASSESSED VALUE					250,294				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					200,294				
TOTAL JUST VALUE					374,812				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					312,872				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009944	XFOB	26,538	09/20/2019
19004383	SWIM POOL	112,083	06/01/2019
1702244	ADDITION	12,267	06/01/2017
C23768	CO ISSUED	0	10/01/2010
E22868	NEW CONSTR	0	08/01/2010
E22824	NEW CONSTR	0	08/01/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1989/0028	6/29/2015	WD	Q	I	01	199,900	
GRANTOR:MCMILLEN MELISSA D							
GRANTEE:RICKS MATTHEW & MEL							
1709/0902	11/05/2010	WD	Q	I	01	182,500	
GRANTOR:MARONDA HOMES INC OF							
GRANTEE:MCMILLEN MELISSA D							

BUILDING NOTES									
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BUILDING DIMENSIONS									
USP=[YR=2018] N18 W35 S18 BAS=[YR=2010] W5 S31 FGR=[YR=2010] S21 E20 FOP=[YR=2010] S6 E6 N6 W6\$ N21 W20\$ E20 S21 E6 S8 E14 N60 W35\$ E35\$ PTR=E15 FUS=[YR=2010] E40 S24 W40 N24\$ W15\$.									