

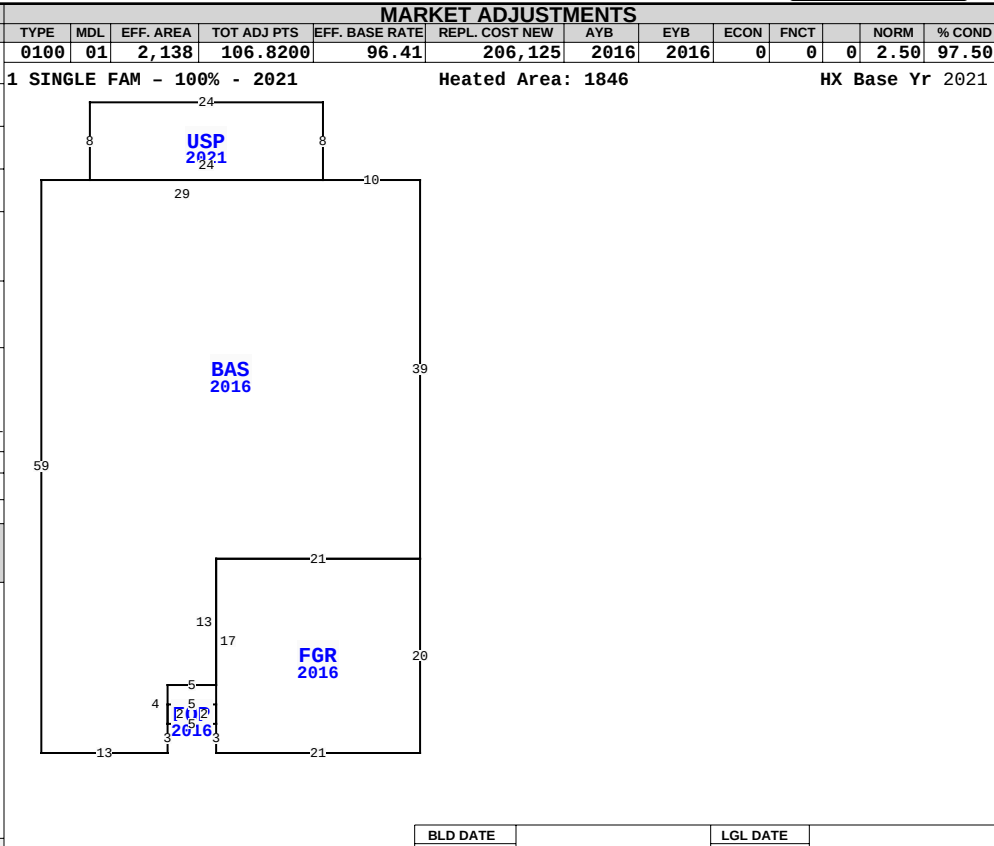


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,846	100	1,846	173,524
FGR	420	55	231	21,714
FOP	10	30	3	282
USP	192	30	58	5,452
TOTALS	2,468		2,138	200,972

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	0	0	739.00	SF	6.50	6.50	100	2016



TOTAL OB/XF											
65127 LAGOON FOREST DR, YULEE											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										200,972	
TOTAL MARKET OB/XF VALUE										4,659	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										260,631	
SOH/AGL Deduction										51,400	
ASSESSED VALUE										209,231	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										159,231	
TOTAL JUST VALUE										260,631	
NCON VALUE										6,450	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										220,591	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632009	CO ISSUED	0	07/13/2016
B1632009	NEW CONSTR	230,285	04/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2378/1989	7/24/2020	WD	Q	I	01	235,000	
GRANTOR: RIGGINS DAMON Z & CHR							
GRANTEE: CYR MITCHELL S & KA							
2061/0745	7/27/2016	SW	Q	I	01	163,800	
GRANTOR: D R HORTON INC JACKSO							
GRANTEE: RIGGINS DAMON Z & C							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W10 USP=[YR=2021] N8 W24 S8 E24\$ W29 S59 E13 N3 FOP=[YR=2016] E5 FGR=[YR=2016] S3E21 N20 W21 S17\$ N2 W5 S2\$ N4 E5 N13 E21 N39\$.											

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

TOTAL OB/XF											
4,659											

UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
55,000.00	55,000.00	55,000							