LOT 185
RIVER GLEN #1 PB 7/263

NIX JOANNE
65130 LAGOON FOREST DR
YULEE, FL 32097

2023

11-2N-26-1830-0185-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

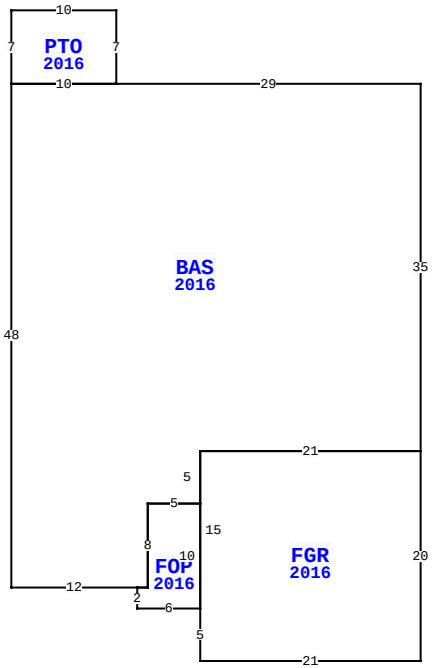
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,559	100	1,559	150,909
FGR	420	55	231	22,361
FOP	52	30	16	1,548
PTO	70	5	4	387
TOTALS	2,101		1,810	175,205

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,810	110.0000	99.28	179,697	2016	2016	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2017 Heated Area: 1559 HX Base Yr 2017



65130 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		175,205
TOTAL MARKET OB/XF VALUE		4,432
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		234,637
SOH/AGL Deduction		89,819
ASSESSED VALUE		144,818
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		94,818
TOTAL JUST VALUE		234,637
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632521	CO ISSUED	0	11/03/2016
B1632521	NEW CONSTR	196,685	06/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2367/0540	5/15/2020	QC	U	I	11	90,200
GRANTOR: NIX JOANNE & STEVEN B						
GRANTEE: NIX JOANNE						
2082/0670	11/04/2016	SW	Q	I	01	147,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: NIX JOANNE ET AL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W29 PTO=[YR=2016] N7 W10 S7 E10$ W10 S48 E12 FOP=[YR=2016] S2 E6 FGR=[YR=2016] S5 E21 N20 W21 S15$ N10 W5 S8 W1$ E1 N8 E5 N5 E21 N35$.

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	703.00	SF	6.50	6.50	100	2016	2016	3	97	4,432	

LAND DESCRIPTION

TOTAL OB/XF 4,432

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	000136	C	SFR INT	100			0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/05/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS