LOT 211
RIVER GLEN #1 PB 7/263

SUN GUOGAO/LU WENHUI
65018 LAGOON FOREST DR
YULEE, FL 32097

2023

11-2N-26-1830-0211-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

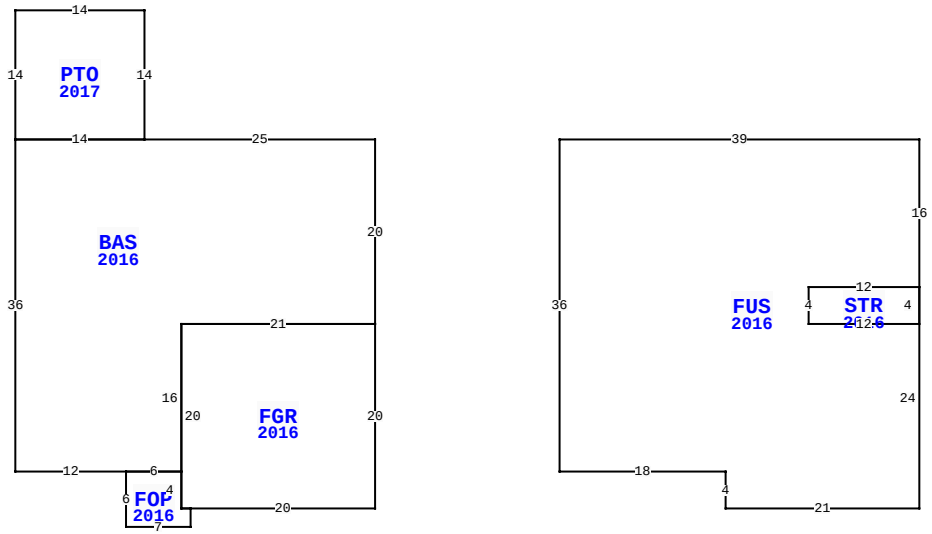
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,068	100	1,068	98,340
FGR	420	55	231	21,271
FOP	38	30	11	1,013
FUS	1,488	100	1,488	137,014
PTO	196	5	10	920
STR	48	10	5	460
TOTALS	3,258		2,813	259,018

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,813	104.6400	94.44	265,660	2016	2016	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 0 Heated Area: 2556 HX Base Yr



65018 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	259,018
TOTAL MARKET OB/XF VALUE	9,084
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	323,102
SOH/AGL Deduction	17,987
ASSESSED VALUE	305,115
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	305,115
TOTAL JUST VALUE	323,102
NCON VALUE	4,760
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	273,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632519	CO ISSUED	0	12/29/2016
B1632519	NEW CONSTR	303,283	06/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2446/0891	3/16/2021	WD	Q	I	01	280,000
GRANTOR: MARTINEAU BRUCE R & D						
GRANTEE: SUN GUOGAO & WEHNUI						
2412/1333	11/30/2020	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: MARTINEAU BRUCE R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W25 PTO=[YR=2017] N14 W14 S14 E14$ W14 S36 E12
FOP=[YR=2016] S6 E7N2 FGR=[YR=2016] E20 N20 W21 S20 E1$W1 N4
W6$ E6 N16 E21 N20$ PTR=E20 FUS=[YR=2016] E39 S16
STR=[YR=2016] W12 S4 E12 N4$ S24 W21 N4 W18 N36$ W20$.

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	0	0	0	811.00	SF	6.50	6.50	100	2016	2016	3	97	5,113	
2	0476	VF 6 SBPL	0	0	0	0	132.00	LF	32.00	32.00	100	2017	2017	3	94	3,971	

LAND DESCRIPTION

TOTAL OB/XF 9,084

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	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 08/23/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS