LOT 216
RIVER GLEN #1 PB 7/263

REAM BENJAMIN D & KAYLEE Q
65058 LAGOON FOREST DR
YULEE, FL 32097

2023

11-2N-26-1830-0216-0000

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

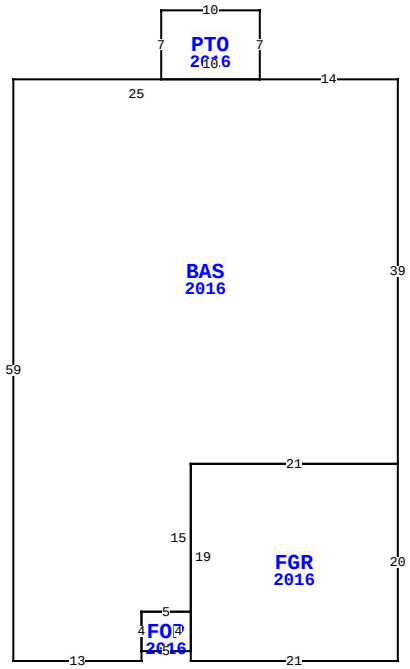
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	1,856	174,464
FGR	420	55	231	21,714
FOP	20	30	6	564
PTO	70	5	4	376
TOTALS	2,366		2,097	197,118

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,097	106.8200	96.41	202,172	2016	2016	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 0 Heated Area: 1856 HX Base Yr



65058 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	197,118
TOTAL MARKET OB/XF VALUE	4,193
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	256,311
SOH/AGL Deduction	12,756
ASSESSED VALUE	243,555
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	243,555
TOTAL JUST VALUE	256,311
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	221,414

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631738	CO ISSUED	0	05/17/2016
B1631738	NEW CONSTR	228,722	02/01/2016
B19927	NEW CONSTR	229,152	05/01/2007
E19260	ELEC OTHER	1,800	05/01/2007
M12926	MECH OTHER	0	05/01/2007
P12381	OTHER	0	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2485/0287	7/30/2021	WD	Q	I	01	275,000
GRANTOR: NICHOLAS ANDREW WAYNE						
GRANTEE: REAM BENJAMIN D & K						
2050/0335	5/31/2016	SW	Q	I	01	160,000
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: NICHOLAS ANDREW WAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W14 PTO=[YR=2016] N7 W10 S7 E10$ W25 S59 E13 N1 FOP=[YR=2016] E5 FGR=[YR=2016] S1 E21 N20 W21 S19$ N4 W5 S4$ N4 E5 N15 E21 N39$.

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	665.00	SF	6.50	6.50	100	2016	2016	3	97	4,193	

LAND DESCRIPTION

TOTAL OB/XF 4,193

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

REVIEW DATE 05/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS