LOT 217
IN OR 2037/1671
RIVER GLEN #1 PB 7/263

SWINDAL TIMOTHY G
65064 LAGOON FOREST DR
YULEE, FL 32097

2023

11-2N-26-1830-0217-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

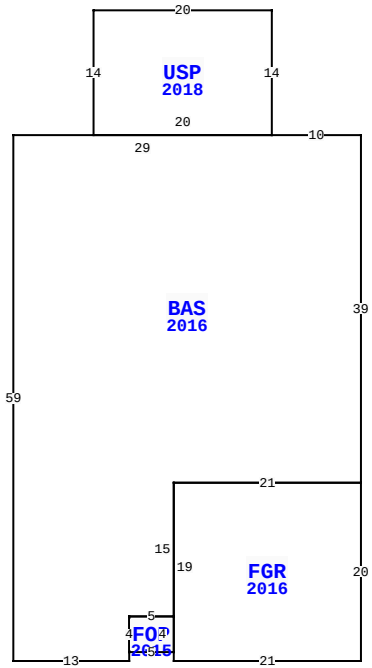
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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
USP	280	30	84	7,896
TOTALS	2,576		2,177	204,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,177	106.8200	96.41	209,885	2016	2016	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2017 Heated Area: 1856 HX Base Yr 2017



65064 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		204,638
TOTAL MARKET OB/XF VALUE		4,212
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		263,850
SOH/AGL Deduction		98,958
ASSESSED VALUE		164,892
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		114,892
TOTAL JUST VALUE		263,850
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008913	XFOB	7,695	11/01/2018
B1531588	CO ISSUED	0	03/21/2016
B19924	NEW CONSTR	253,308	05/01/2007
E19259	ELEC OTHER	2,000	05/01/2007
M12925	MECH OTHER	0	05/01/2007
P12380	OTHER	0	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2037/1671	3/31/2016	SW	Q	I	01	160,700
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: SWINDAL TIMOTHY G						
2008/0816	10/05/2015	SW	U	V	30	752,000
GRANTOR: RL REGI FLORIDA LLC						
GRANTEE: D R HORTON INC JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W10 USP=[YR=2018] N14 W20 S14 E20$ W29 S59 E13 N1 FOP=[YR=2015] 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	100	0	0	668.00	SF	6.50	6.50	100	2016	2016	3	97	4,212	

LAND DESCRIPTION

TOTAL OB/XF 4,212

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 06/03/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS