LOT 221
IN OR 2218/350
RIVER GLEN #1 PB 7/263

WEBSTER MELISSA
65084 LAGOON FOREST DR
YULEE, FL 32097

2023

11-2N-26-1830-0221-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

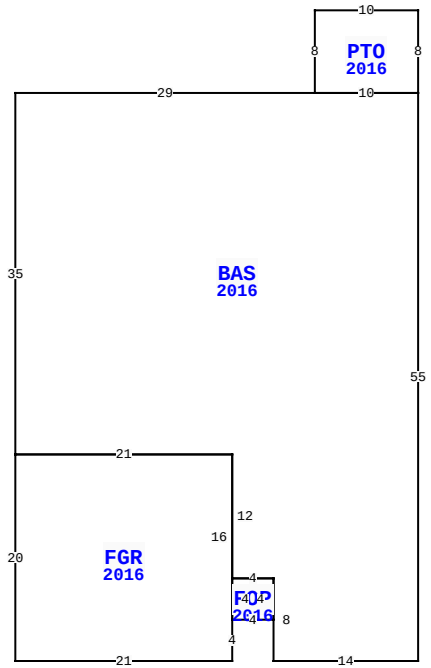
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,693	100	1,693	160,594
FGR	420	55	231	21,912
FOP	16	30	5	474
PTO	80	5	4	379
TOTALS	2,209		1,933	183,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,933	107.8000	97.29	188,062	2016	2016	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1693 HX Base Yr 2019



65084 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		183,360
TOTAL MARKET OB/XF VALUE		4,130
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		242,490
SOH/AGL Deduction		98,590
ASSESSED VALUE		143,900
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		93,900
TOTAL JUST VALUE		242,490
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,904

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631737	CO ISSUED	0	05/23/2016
B1631737	NEW CONSTR	211,832	02/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2218/0350	8/13/2018	WD	Q	I	02	199,000
GRANTOR: JEFFERS RHONDA						
GRANTEE: WEBSTER MELISSA						
2048/0868	5/25/2016	SW	Q	I	01	149,200
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: JEFFERS RHONDA						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2016] W10 S8 BAS=[YR=2016] W29 S35 FGR=[YR=2016] S20 E21 N4 FOP=[YR=2016] E4 N4 W4 S4$ N16 W21$ E21 S12 E4 S8 E14 N55 W10$ E10 N8$.

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	655.00	SF	6.50	6.50	100	2016	2016	3	97	4,130	

LAND DESCRIPTION

TOTAL OB/XF 4,130

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