

CHASE TAMARA & ZARR SORIANO
65232 LAGOON FOREST DR
YULEE, FL 32097

2023

13-ZK-ZU-1832-0422-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall		31	HARDIE BRD 100		0100	01	2,488	102.7200	92.70	230,638	2022	2022	0	0	0	0.00	100.00	VALUATION BY		STANDARD														
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2023										Heated Area: 2160										HX Base Yr 2023									
Roof Cover		03	COMP SHNGL 100												Tax Group: 4										Tax Dist:									
Interior Wall		05	DRYWALL 100												BUILDING MARKET VALUE										230,638									
Interior Floo		08	SHT VINYL 50												TOTAL MARKET OB/XF VALUE										4,416									
Interior Floo		14	CARPET 50												TOTAL LAND VALUE - MARKET										55,000									
Air Condition		03	CENTRAL 100												TOTAL MARKET VALUE										290,054									
Heating Type		04	AIR DUCTED 100												SOH/AGL Deduction										0									
Bedrooms			4 100												ASSESSED VALUE										290,054									
Bathrooms			2 100												TOTAL EXEMPTION VALUE										HX HB 50,000									
Frame		02	WOOD FRAME 100												BASE TAXABLE VALUE										240,054									
Stories		1.	1. 100												TOTAL JUST VALUE										290,054									
Units		0	0 100		NCON VALUE										235,054																			
Occupancy		00	NONE 100		INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE										55,000																			
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		2,160	100	2,160	200,232																													
FGR		560	55	308	28,552																													
FOP		55	30	16	1,483																													
PTO		70	5	4	371																													
TOTALS		2,845		2,488	230,638																													
EXTRA FEATURES					65232 LAGOON FOREST DR, YULEE										BLD DATE						LGL DATE													
L N 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					XF DATE						LAND DATE																							
					INC DATE						AG DATE																							
1 0812 CONCRETE C 0 100 0 0 1,104.00 SF 4.00 4.00 100 2022 2022 3 100 4,416																																		