LOT 432
RIVER GLEN PHASE 2 OR 2452/929

SIMMONS CLAUDE S JR & APRIL MONIQUE
65223 LAGOON FOREST DRIVE
YULEE, FL 32097

2023

13-2N-26-1832-0432-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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

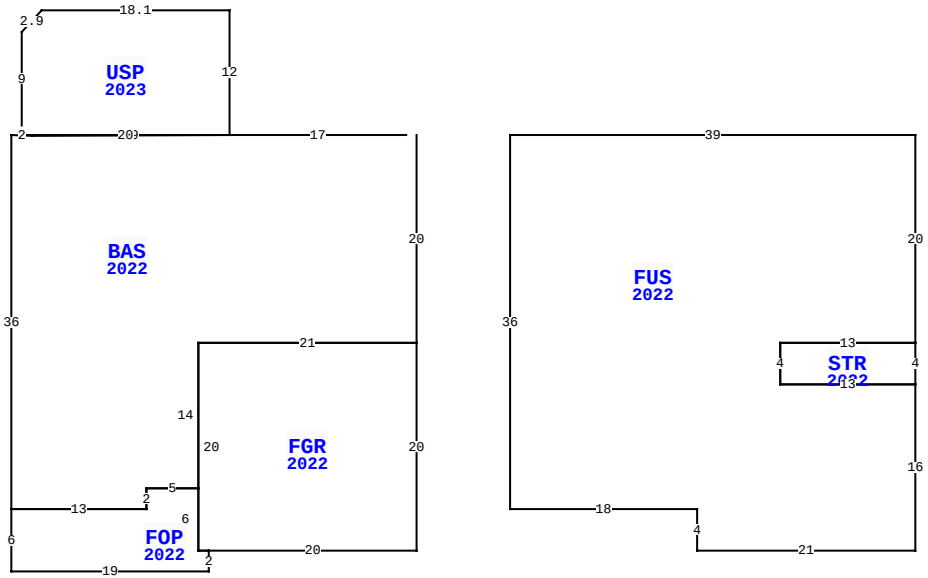
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,057	100	1,057	101,652
FGR	420	55	231	22,215
FOP	120	30	36	3,462
FUS	1,436	100	1,436	138,100
STR	52	10	5	481
USP	221	30	66	6,347
TOTALS	3,306		2,831	272,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,831	106.5600	96.17	272,257	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2493 HX Base Yr 2023



65223 LAGOON FOREST DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		272,257
TOTAL MARKET OB/XF VALUE		12,059
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		339,316
SOH/AGL Deduction		71,558
ASSESSED VALUE		267,758
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		217,758
TOTAL JUST VALUE		339,316
NCON VALUE		284,316
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2216488	USP	17,870	10/02/2022
21011818	CO ISSUED	0	08/30/2022
21011818	NEW CONSTR	352,856	09/07/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2588/0992	8/30/2022	SW	Q	I	01	353,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: SIMMONS CLAUDE SHEL

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2022;ORIG=10,0] E39 S20 W13 S4 E13 S16 W21 N4 W18 N36 $
BAS=[YR=2022;ORIG=0,0] W17 D0.1L19 U0.1L2 S36 E13 N2 E5 N14 E21 N20 $
FGR=[YR=2022;ORIG=-19,40] E20 N20 W21 S20 E1 $
USP=[YR=2023;ORIG=-37,0] E20 N12 W18.1 D2.1L1.11 S9 $
FOP=[YR=2022;ORIG=-38,36] S6 E19 N2 W1 N6 W5 S2 W13 $
STR=[YR=2022;ORIG=49,20] S4 W13 N4 E13 $
PTR=[ORIG=0,0] E10 W10 $
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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	0811	CONCRETE B	0	100	0	0	819.00	SF	5.20	5.20	100	2022	2022	3	100	4,259	
2	0476	VF 6 SBPL	1	100	0	0	150.00	LF	32.00	32.00	100	2023	2022		100	4,800	
3	0470	VNYL GATE	1	100	0	0	1.00	UT	300.00	300.00	100	2023	2022		100	300	
4	0462	ST/AL FNC	1	100	60	0	240.00	SF	10.00	10.00	100	2023	2022		100	2,400	
5	0463	FENCE GATE	1	100	0	0	1.00	UT	300.00	300.00	100	2023	2022		100	300	

LAND DESCRIPTION

TOTAL OB/XF 12,059

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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS