LOT 167
RIVER GLEN #1 PB 7/263

WASHINGTON ERIN & JASEAN
65043 LAGOON FOREST DRIVE
YULEE, FL 32097

2024

11-2N-26-1830-0167-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

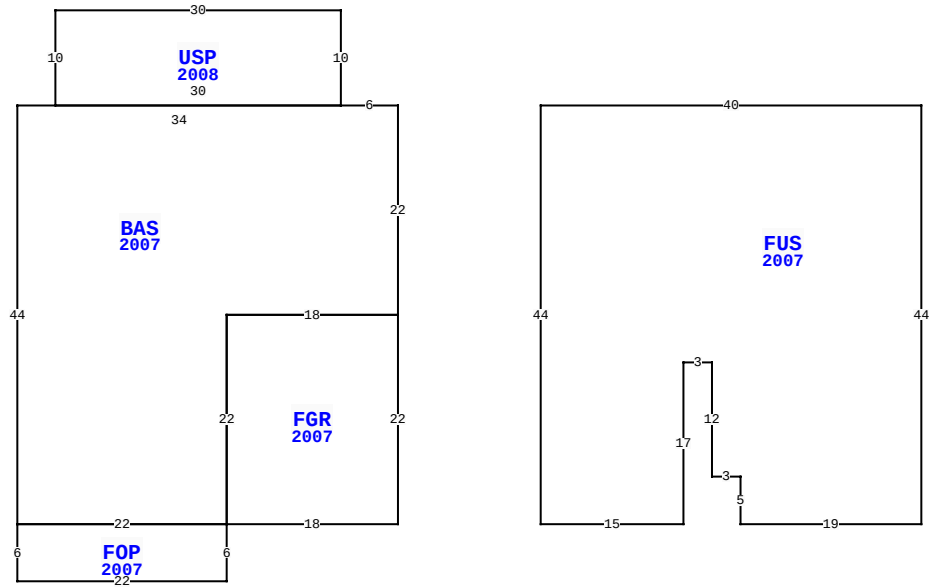
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	1,364	100	1,364	119,000
FGR	396	55	218	19,019
FOP	132	30	40	3,490
FUS	1,694	100	1,694	147,791
USP	300	30	90	7,852
TOTALS	3,886		3,406	297,152

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,406	99.8200	94.83	322,991	2007	2007	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2020 Heated Area: 3058 HX Base Yr 2020



65043 LAGOON FOREST DR, YULEE

BLD DATE	01/11/2008	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		297,152
TOTAL MARKET OB/XF VALUE		4,618
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		356,770
SOH/AGL Deduction		85,709
ASSESSED VALUE		271,061
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		221,061
TOTAL JUST VALUE		356,770
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,503

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C19318	CO ISSUED	253,308	01/01/2007
E18643	ELEC OTHER	2,000	01/01/2007
R10016	REPAIR/RRF	8,000	01/01/2007
B19318	NEW CONSTR	253,308	01/01/2007
P12013	OTHER	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2284/1037	6/24/2019	WD	Q	I	01	274,000
GRANTOR: TALDI JOHN J & HELEN						
GRANTEE: WASHINGTON ERIN & J						
1529/1822	10/11/2007	WD	Q	I		231,000
GRANTOR: MARONDA HOMES INC						
GRANTEE: TALDI JOHN J & HELE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W6 USP=[YR=2008] N10 W30 S10 E30$ W34 S44 FOP=[YR=2007] S6 E22 N6 W22$ E22 FGR=[YR=2007] E18 N22 W18 S22$ N22 E18 N22$ PTR= E15 FUS=[YR=2007] E40 S44 W19 N5 W3 N12 W3 S17 W15 N44$ W15$.

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	983.00	SF	5.20	5.20	100	2007	2007	3	88	4,498	
2	0810	CONCRETE A	0	100	7	3	21.00	SF	6.50	6.50	100	2007	2007	3	88	120	

LAND DESCRIPTION

TOTAL OB/XF 4,618

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	000135	C	SFR CNSVTN	100	0003	PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS