



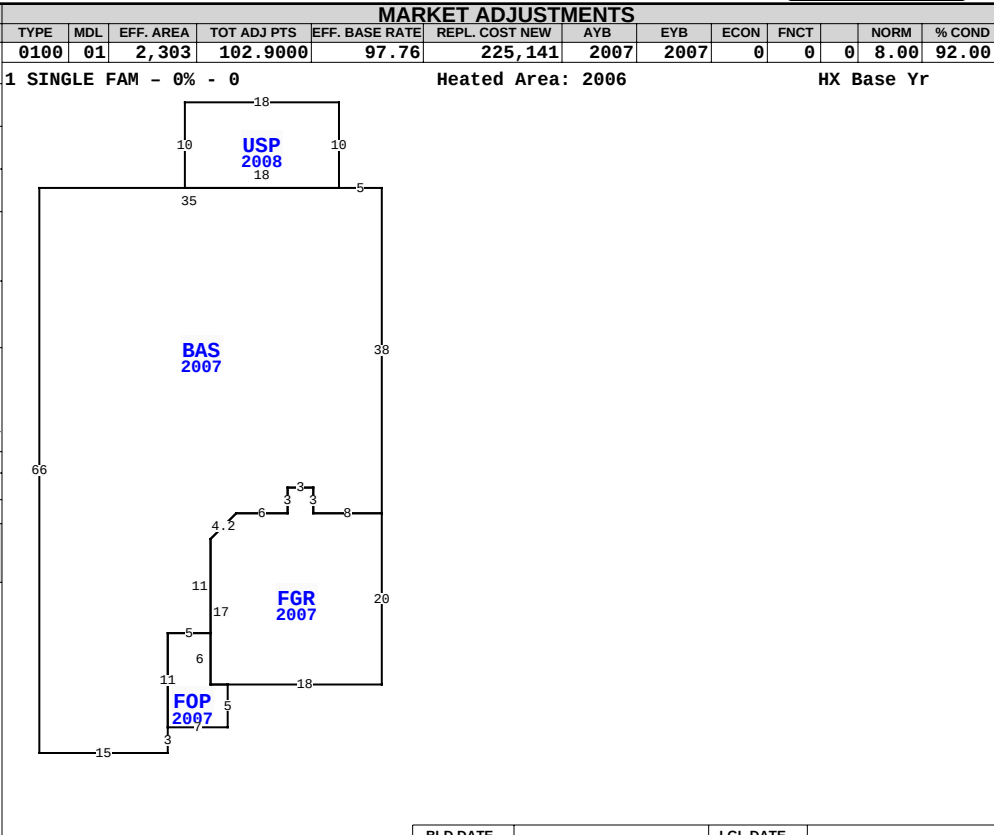
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		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	2,006	100	2,006	180,418
FGR	405	55	223	20,056
FOP	65	30	20	1,799
USP	180	30	54	4,857

TOTALS	2,656		2,303	207,130
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	0	0	1,008.00	SF	4.00	4.00
2	0810	CONCRETE A	0	0	7	21.00	SF	6.50	6.50



65047 LAGOON FOREST DR, YULEE	BLD DATE	01/11/2008	KK	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG 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
1	0812	CONCRETE C	0	0	0	1,008.00	SF	4.00	4.00	100	2007	2007	3	88	3,548	
2	0810	CONCRETE A	0	0	7	21.00	SF	6.50	6.50	100	2007	2007	3	88	120	

LAND DESCRIPTION										TOTAL OB/XF 3,668									
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N	CODE	CLS	DESCRIPTION	CAP	D	ZONE	FRONT	DEPTH	LND UTS	TYPE	T	FACT	COND	ADJ	PRICE	PRICE	VAL
1	000135	C	SFR CNSVTN	0	0003	PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	
PLOT/DATE: 01/01/2020 PLOT/ID: 000000 PLOT/VAL: 0.00 PLOT/UNIT: 0.00 PLOT/COND: 0.00 PLOT/ADJ: 0.00 PLOT/PRICE: 0.00 PLOT/VAL: 0.00																	

NASSAU COUNTY PROPERTY										PAGE 1 of 1 4									
VALUATION SUMMARY										STANDARD									
VALUATION BY					Tax Group: 4					Tax Dist:									
BUILDING MARKET VALUE										207,130									
TOTAL MARKET OB/XF VALUE										3,668									
TOTAL LAND VALUE - MARKET										55,000									
TOTAL MARKET VALUE										265,798									
SOH/AGL Deduction										0									
ASSESSED VALUE										265,798									
TOTAL EXEMPTION VALUE										0									
BASE TAXABLE VALUE										265,798									
TOTAL JUST VALUE										265,798									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										256,548									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C19335	CO ISSUED	0	01/01/2007
E18673	ELEC OTHER	1,500	01/01/2007
M12401	MECH OTHER	0	01/01/2007
R10023	REPAIR/RRF	8,000	01/01/2007
B19335	NEW CONSTR	174,768	01/01/2007
P12028	OTHER	0	01/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2501/0183	9/29/2021	WD	Q	I	02	265,000	
GRANTOR: WILLIAMS KYLE B							
GRANTEE: GREEN PAMELA J REVO							
2206/1927	6/28/2018	WD	Q	I	01	215,000	
GRANTOR: JENKINS JOEL S &							
GRANTEE: WILLIAMS KYLE B							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W5 USP=[YR=2008] N10 W18 S10 E18\$ W35 S66 E15 N3 FOP=[YR=2007] E7 N5 FGR=[YR=2007] E18 N20 W8 N3 W3 S3 W6 D3 L3 S17 E2\$ W2 N6 W5 S11\$ N11 E5 N11 U3 R3 E6 N3 E3 S3 E8 N38\$.									