

LOT 169
IN OR 1816/771
RIVER GLEN #1 PB 7/263

FRAIZE SCOTT A & JENNIFER L
65049 LAGOON FOREST DR
YULEE, FL 32097

2024

11-2N-26-1830-0169-0000



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	16	30	5	436
FUS	1,688	100	1,688	147,267
TOTALS	3,464		3,275	285,723

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	854.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	0	0	37.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000135	C	SFR CNSVTN	100	0003	PUD	0.00	0.00	1.00	UT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,275	99.8200	94.83	310,568	2007	2007	0	0	8.00	92.00
1 SINGLE FAM - 100% - 2013 Heated Area: 3052 HX Base Yr 2013											
22 40 44 18 22 18 2 2 22 18 2 2 FOP 2007 44 40 44 19 15 18 3 3 12 6 3 18 FUS 2007											
65049 LAGOON FOREST DR, YULEE											
BLD DATE01/11/2008KK XF DATE01/11/2008KK LGL DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE		285,723	
TOTAL MARKET OB/XF VALUE		4,120	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		344,843	
SOH/AGL Deduction		146,426	
ASSESSED VALUE		198,417	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		148,417	
TOTAL JUST VALUE		344,843	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		332,083	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C19933	CO ISSUED	237,732	05/01/2007
B19933	NEW CONSTR	237,732	05/01/2007
E19268	ELEC OTHER	2,000	05/01/2007
M12934	MECH OTHER	0	05/01/2007
P12385	OTHER	0	05/01/2007
R10379	REPAIR/RRF	8,000	05/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1816/0771	9/27/2012	WD	Q	I	01
GRANTOR: MCG HOMES LLC					
GRANTEE: FRAIZE SCOTT A & JE					
1798/0594	6/18/2012	CT	U	I	18
GRANTOR: CLERK OF COURT					
GRANTEE: MCG HOMES LLC					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2007] W40 S22 FGR=[YR=2007] S22 E 18 FOP=[YR=2007] S2 E8 N2 W8\$ N22 W 18\$ E18 S22 E22 N44\$ PTR=E15 FUS=[YR=2007] E40 S44 W15 N18 W3 S12 W3 S6 W19 N44\$ W15\$.											