LOT 172
IN OR 2043/692
RIVER GLEN #1 PB 7/263

GRANTHAM TRAVIS & CAROLINA
117 COOLWATER DR
SAN DIEGO, CA 92114

2024

11-2N-26-1830-0172-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

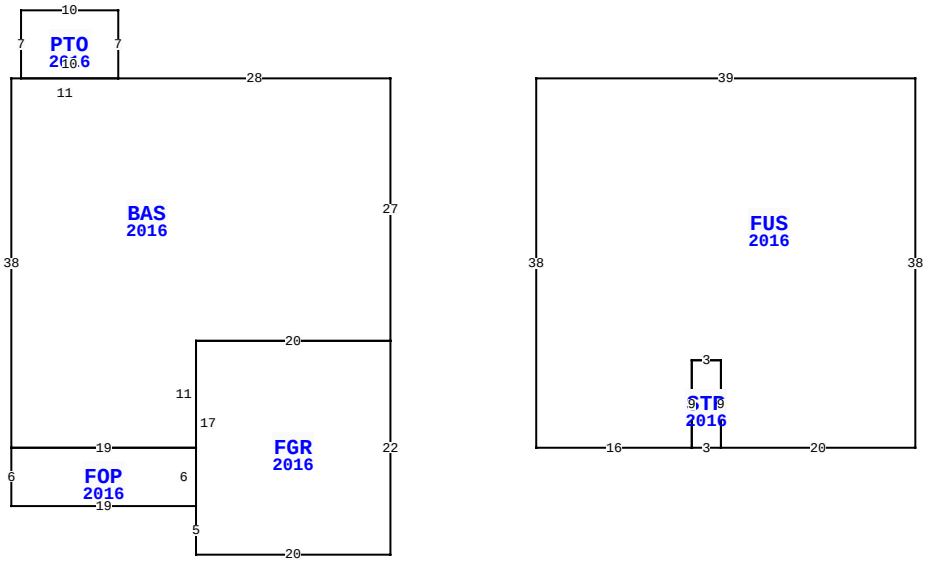
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	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	1,262	100	1,262	116,966
FGR	440	55	242	22,429
FOP	114	30	34	3,152
FUS	1,455	100	1,455	134,854
PTO	70	5	4	371
STR	27	10	3	278
TOTALS	3,368		3,000	278,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,000	100.5800	95.55	286,650	2016	2016	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2017 Heated Area: 2717 HX Base Yr 2017



65061 LAGOON FOREST DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		278,050
TOTAL MARKET OB/XF VALUE		5,741
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		338,791
SOH/AGL Deduction		129,624
ASSESSED VALUE		209,167
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		159,167
TOTAL JUST VALUE		338,791
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531481	CO ISSUED	0	04/18/2016
B1531481	NEW CONSTR	328,265	11/01/2015
B19935	NEW CONSTR	229,152	05/01/2007
E19270	ELEC OTHER	2,000	05/01/2007
M12937	MECH OTHER	0	05/01/2007
P12389	OTHER	0	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2043/0692	4/27/2016	SW	Q	I	01	198,500
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: GRANTHAM TRAVIS & C						
2008/0816	10/05/2015	SW	U	V	30	752,000
GRANTOR: RL REGI FLORIDA LLC						
GRANTEE: D R HORTON INC JACK						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2016;ORIG=15,0] E39 S38 W20 N9 W3 S9 W16 N38 $
BAS=[YR=2016;ORIG=0,0] W28 W11 S38 E19 N11 E20 N27 $
FGR=[YR=2016;ORIG=-20,44] S5 E20 N22 W20 S17 $
FOP=[YR=2016;ORIG=-39,38] S6 E19 N6 W19 $
PTO=[YR=2016;ORIG=-28,0] N7 W10 S7 E10 $
STR=[YR=2016;ORIG=34,38] W3 N9 E3 S9 $
PTR=[ORIG=0,0] E15 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	1,150.00	SF	5.20	5.20	100	2016	2016	3	96	5,741	

LAND DESCRIPTION

TOTAL OB/XF 5,741

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		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