LOT 182
IN OR 1989/28
RIVER GLEN #1 PB 7/263

RICKS MATTHEW & MELISSA
65121 LAGOON FOREST DRIVE
YULEE, FL 32097

2024

11-2N-26-1830-0182-0000

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		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

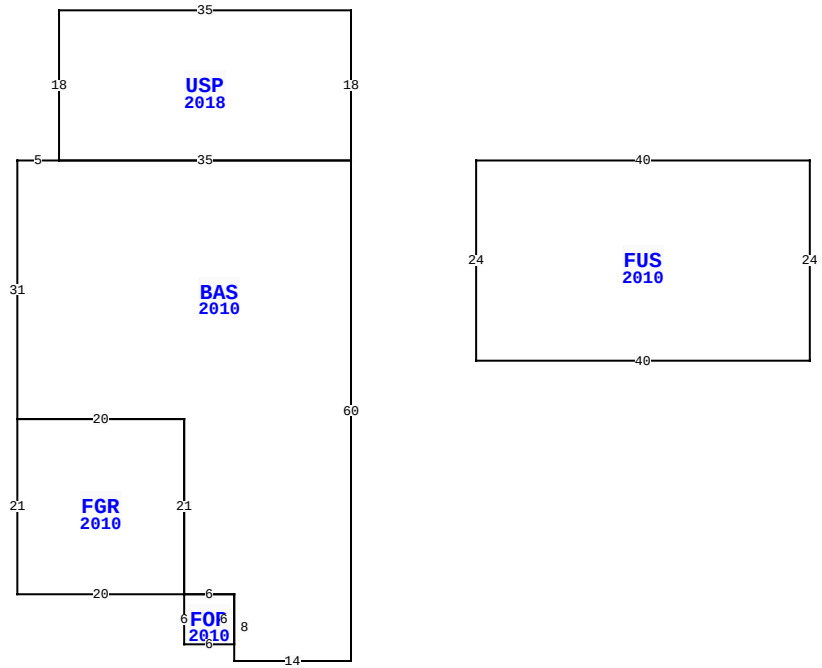
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,772	100	1,772	154,217
FGR	420	55	231	20,103
FOP	36	30	11	957
FUS	960	100	960	83,549
USP	630	30	189	16,449
TOTALS	3,818		3,163	275,275

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,163	97.9800	93.08	294,412	2010	2010	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2017 Heated Area: 2732 HX Base Yr 2017



65121 LAGOON FOREST DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		275,275
TOTAL MARKET OB/XF VALUE		55,098
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		385,373
SOH/AGL Deduction		127,570
ASSESSED VALUE		257,803
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		207,803
TOTAL JUST VALUE		385,373
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009944	XFOB	26,538	09/20/2019
19004383	SWIM POOL	112,083	06/01/2019
1702244	ADDITION	12,267	06/01/2017
C23768	CO ISSUED	0	10/01/2010
E22868	NEW CONSTR	0	08/01/2010
E22824	NEW CONSTR	0	08/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1989/0028	6/29/2015	WD	Q	I	01	199,900
GRANTOR: MCMILLEN MELISSA D						
GRANTEE: RICKS MATTHEW & MEL						
1709/0902	11/05/2010	WD	Q	I	01	182,500
GRANTOR: MARONDA HOMES INC OF						
GRANTEE: MCMILLEN MELISSA D						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2018] N18 W35 S18 BAS=[YR=2010] W5 S31 FGR=[YR=2010] S21 E20 FOP=[YR=2010] S6 E6 N6 W6$ N21 W20$ E20 S21 E6 S8 E14 N60 W35$ E35$ PTR=E15 FUS=[YR=2010] E40 S24 W40 N24$ 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	0812	CONCRETE C	0	100	0	0	1,013.00	SF	4.00	4.00	100	2010	2010	3	91	3,687	
2	0861	POOL GUNIT	0	100	0	0	405.00	SF	85.00	85.00	100	2019	2019	3	90	30,983	
3	0855	CONC PAVER	0	100	0	0	651.00	SF	10.00	10.00	100	2019	2019	3	98	6,380	
4	0910	SCRN RM L	0	100	0	0	1,089.00	SF	15.00	15.00	100	2019	2019	3	86	14,048	

LAND DESCRIPTION

TOTAL OB/XF 55,098

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