LOT 209
RIVER GLEN #1 PB 7/263

SALTER RICHARD E III & MEGAN LEE
65028 LAGOON FOREST DRIVE
YULEE, FL 32097

2024

11-2N-26-1830-0209-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

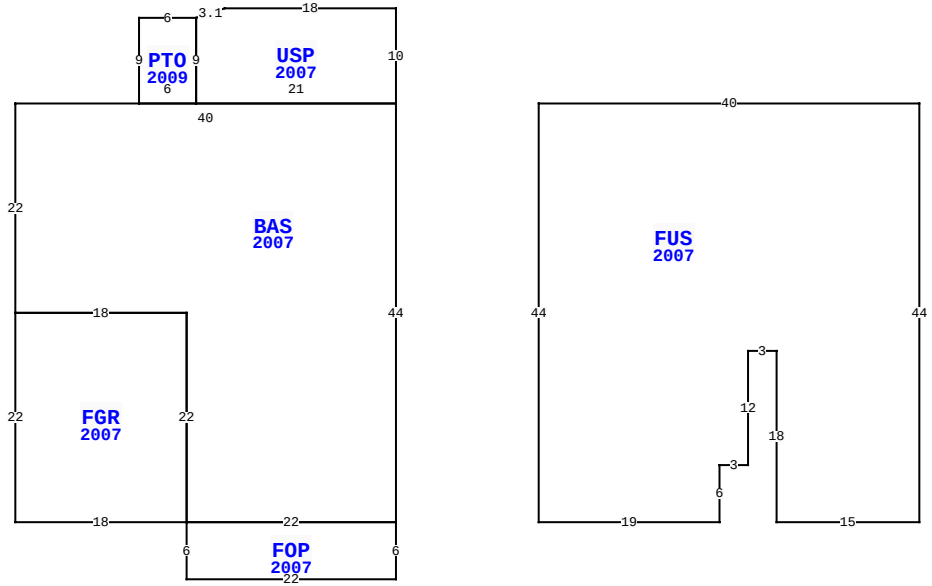
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	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	110,768
FGR	396	55	218	17,704
FOP	132	30	40	3,249
FUS	1,688	100	1,688	137,080
PTO	54	5	3	244
USP	209	30	63	5,116
TOTALS	3,843		3,376	274,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,376	92.9200	88.27	298,000	2007	2007	0	0	0	8.00	92.00

1 SINGLE FAM – 0% - 2023 Heated Area: 3052 HX Base Yr



65028 LAGOON FOREST DR, YULEE

BLD DATE	07/23/2007	JM	LGL DATE
XF DATE	07/23/2007	JM	LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	274,160
TOTAL MARKET OB/XF VALUE	7,747
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	336,907
SOH/AGL Deduction	0
ASSESSED VALUE	336,907
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	336,907
TOTAL JUST VALUE	336,907
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	324,769

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22248	SCRN PORCH	3,000	02/01/2009
C19305	CO ISSUED	0	01/01/2007
E18630	ELEC OTHER	2,000	01/01/2007
M12385	MECH OTHER	0	01/01/2007
R10013	REPAIR/RRF	8,000	01/01/2007
B19305	NEW CONSTR	253,308	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/1661	7/18/2022	WD	Q	I	01	415,000
GRANTOR: KOMMA JUSTIN L						
GRANTEE: SALTER RICHARD ELTO						
1873/1565	7/25/2013	QC	U	I	11	100
GRANTOR: KOMMA JUSTIN L						
GRANTEE: KOMMA JUSTIN L						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2007] N10 W18 D1 L3 PTO=[YR=2009] W6 S9 E6 N9$ S9 E21$ BAS=[YR=2007] W40 S22 FGR=[YR=2007] S22 E18 N22 W18$ E18 S22 FOP=[YR=2007] S6 E22 N6 W22$ E22 N44$ PTR= E15 FUS=[YR=2007] E40 S44 W15 N18 W3 S12 W3 S6 W19 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	0812	CONCRETE C	0	0	0	0	1,008.00	SF	4.00	4.00	100	2007	2007	3	88	3,548	
2	0476	VF 6 SBPL	0	0	0	0	162.00	LF	32.00	32.00	100	2011	2011	3	81	4,199	

LAND DESCRIPTION

TOTAL OB/XF 7,747

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	000136	C	SFR INT	0		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