

LOT 210
IN OR 2007/1912
RIVER GLEN #1 PB 7/263

WILLIAMS THOMAS OZMER JR
65022 LAGOON FOREST DR
YULEE, FL 32097

2024

11-2N-26-1830-0210-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	16	WD FR STUC 40
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	1,120	100	1,120	101,865
FGR	462	55	254	23,101
FOP	24	30	7	637
FUS	1,118	100	1,118	101,683
USP	180	30	54	4,911

TOTALS 2,904 2,553 232,199

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	913.00	SF	5.20
2	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00
4	0476	VF 6 SBPL	0	100	0	0	163.00	LF	32.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000136	C	SFR INT	100	0003	PUD	0.00	0.00	1.00

REVIEW DATE 01/31/2024 BY KBA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,553	104.0640	98.86	252,390	2007	2007	0	0	8.00	92.00
1 SINGLE FAM - 100% - 2016 Heated Area: 2238 HX Base Yr 2016											

65022 LAGOON FOREST DR, YULEE

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

TOTAL OB/XF											
9,330											

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		232,199	
TOTAL MARKET OB/XF VALUE		9,330	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		296,529	
SOH/AGL Deduction		111,236	
ASSESSED VALUE		185,293	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		130,293	
TOTAL JUST VALUE		296,529	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		286,402	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C19291	CO ISSUED	188,826	01/01/2007
E18606	ELEC OTHER	1,500	01/01/2007
M12377	MECH OTHER	0	01/01/2007
R10004	REPAIR/RRF	8,000	01/01/2007
B19291	NEW CONSTR	188,826	01/01/2007
P11973	OTHER	0	01/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2007/1912	9/29/2015	WD	Q	I	02	157,000	
GRANTOR: KEBERT SCOTT D & TERE							
GRANTEE: WILLIAMS THOMAS OZM							
1608/0302	2/27/2009	WD	Q	I	01	199,900	
GRANTOR: MARONDA HOMES INC							
GRANTEE: KEBERT SCOTT D & TE							

BUILDING NOTES									
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BAS=[YR=2007] W5 USP=[YR=2008] N10 W18 S10 E18\$ W35 S28
FGR=[YR=2009] S21 E22 N17FOP=[YR=2007] E6 N4 W6 S4\$ N4 W22 \$
E40 N28\$ PTR= E15 FUS=[YR=2007] E40 S30 W11 N6 W3 N10 W4 S16
W22 N30\$ W15\$.