



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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,711	100	1,711	168,423
FGR	420	55	231	22,739
FOP	49	30	15	1,476
PTO	70	5	4	394
TOTALS	2,250		1,961	193,032

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	0	0	665.00	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
1	000136	C	SFR INT	0		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,961	106.8200	101.48	199,002	2016	2016	0	0	0	3.00	97.00	
1 SINGLE FAM - 0% - 0 Heated Area: 1711 HX Base Yr													
65088 LAGOON FOREST DR, YULEE													

TOTAL OB/XF 4,150													
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		193,032	
TOTAL MARKET OB/XF VALUE		4,150	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		252,182	
SOH/AGL Deduction		2,569	
ASSESSED VALUE		249,613	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		249,613	
TOTAL JUST VALUE		252,182	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		243,527	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531587	NEW CONSTR	0	03/23/2016
B1531587	NEW CONSTR	0	12/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2404/1895	10/30/2020	WD	Q	I	01	219,900
GRANTOR: KELLE M STEPHANIE P						
GRANTEE: SCHUDALLA ZACHARY &						
2038/0178	3/31/2016	SW	Q	I	01	151,000
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: KELLE M STEPHANIE P						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2016] W4 PTO=[YR=2016] N7 W10 S7 E10\$ W34 S37 FGR=[YR=2016] S20 E20 FOP=[YR=2016] S2 E7 N2 W1 N7 W5 S7 W1\$ E1 N20 W21\$ E21 S13 E5 S7 E12 N57\$.													