LOT 223
RIVER GLEN #1 PB 7/263

RICKS MATTHEW J & MELISSA M
65094 LAGOON FOREST DR
YULEE, FL 32097

2024

11-2N-26-1830-0223-0000

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		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

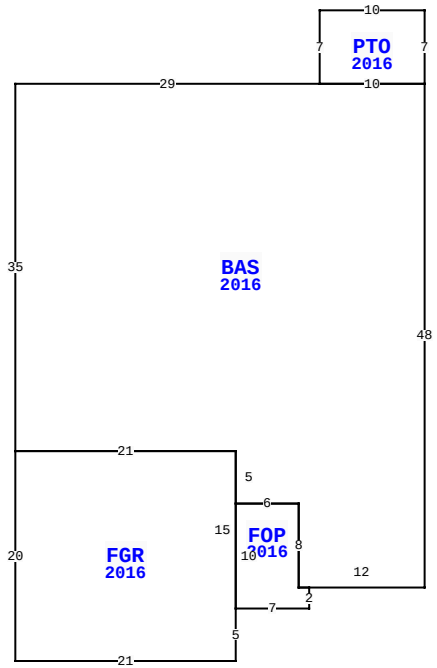
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,551	100	1,551	157,218
FGR	420	55	231	23,416
FOP	62	30	19	1,926
PTO	70	5	4	405
TOTALS	2,103		1,805	182,963

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,805	110.0000	104.50	188,622	2016	2016	0	0	0	3.00	97.00

1 SINGLE FAM – 0% - 0 Heated Area: 1551 HX Base Yr



65094 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	182,963
TOTAL MARKET OB/XF VALUE	4,243
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	242,206
SOH/AGL Deduction	11,262
ASSESSED VALUE	230,944
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	230,944
TOTAL JUST VALUE	242,206
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	234,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531549	CO ISSUED	0	03/23/2016
B1531549	NEW CONSTR	0	12/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2298/1734	8/19/2019	WD	Q	I	02	199,000
GRANTOR: KRUGER WILLIAM P & SH						
GRANTEE: RICKS MATTHEW J & M						
2047/1917	5/23/2016	SW	Q	I	01	144,900
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: KRUGER WILLIAM P &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2016] W10 S7 BAS=[YR=2016] W29 S35 FGR=[YR=2016] S20 E21 N5 FOP=[YR=2016] E7 N2 W1 N8 W6 S10$ N15 W21$ E21 S5 E6 S8 E12 N48 W10$ E10 N7$.

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	0810	CONCRETE A	0	0	0	0	680.00	SF	6.50	6.50	100	2016	2016	3	96	4,243	

LAND DESCRIPTION

TOTAL OB/XF 4,243

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