LOT 431
RIVER GLEN PHASE 2 OR 2452/929

WRIGHT COLBY J & SHELBY L
65205 LAGOON FOREST DRIVE
YULEE, FL 32097

2024

13-2N-26-1832-0431-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

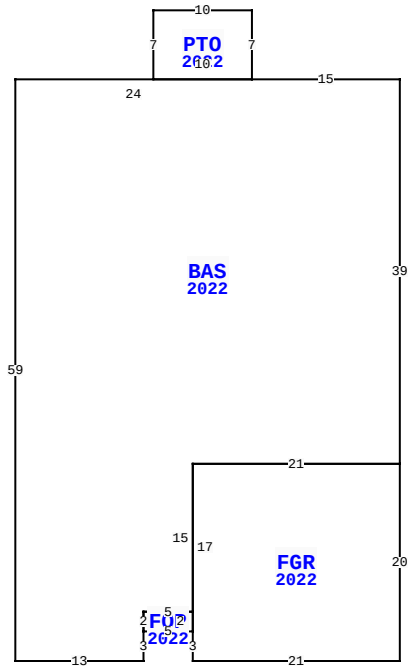
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	1,856	188,347
FGR	420	55	231	23,442
FOP	10	30	3	304
PTO	70	5	4	406
TOTALS	2,356		2,094	212,499

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,094	106.8200	101.48	212,499	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1856 HX Base Yr 2024



65205 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		212,499
TOTAL MARKET OB/XF VALUE		3,510
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		271,009
SOH/AGL Deduction		0
ASSESSED VALUE		271,009
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		221,009
TOTAL JUST VALUE		271,009
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,393

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012043	CO ISSUED	0	08/22/2022
21012043	NEW CONSTR	266,727	09/09/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2588/1171	8/24/2022	SW	Q	I	01	308,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: WRIGHT COLBY J & SH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W15 PTO=[YR=2022] N7 W10 S7 E10$ W24 S59 E13 N3 FOP=[YR=2022] E5 FGR=[YR=2022] S3 E21 N20 W21 S17$ N2 W5 S2$ N2 E5 N15 E21 N39$.

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	0811	CONCRETE B	0	100	0	0	675.00	SF	5.20	5.20	100	2022	2022	3	100	3,510	

LAND DESCRIPTION

TOTAL OB/XF 3,510

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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 10/28/2022 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS