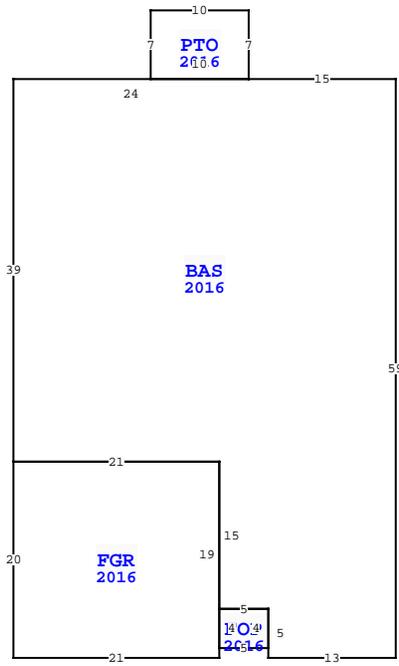


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
BAS	1,856	100
FGR	420	55
FOP	20	30
PTO	70	5
TOTALS	2,366	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	- 0%	- 2023									
				Heated Area: 1856								
					HX Base Yr							



NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		216,162
TOTAL MARKET OB/XF VALUE		3,853
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		275,015
SOH/AGL Deduction		0
ASSESSED VALUE		275,015
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		275,015
TOTAL JUST VALUE		275,015
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632261	CO ISSUED	0	09/19/2016
B1632261	NEW CONSTR	230,285	05/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2530/0359	1/04/2022	WD	Q	I	01	307,500
GRANTOR: CASTO GINA L						
GRANTEE: ZEMEL ANDREW J REVO						
2530/0357	1/03/2022	QC	U	I	11	100
GRANTOR: CASTO DONALD						
GRANTEE: CASTO GINA						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0810	CONCRETE A	0	0	0	0	6.50	6.50	100	2016	2016	3
65005 LAGOON FOREST DR, YULEE												

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2016] W15 PTO=[YR=2016] N7 W10 S7 E10\$ W24 S39	
FGR=[YR=2016] S20 E21 N1 FOP=[YR=2016] E5 N4 W5 S4\$ N19 W21\$	
E21 S15 E5 S5 E13 N59\$.	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000135	C	RES NATURAL	0		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000								