LOT 161
IN OR 2083/668
RIVER GLEN #1 PB 7/263

PICKERING JUSTIN & MISTY
65009 LAGOON FOREST DR
YULEE, FL 32097

2025

11-2N-26-1830-0161-0000

BUILDING CHARACTERISTICS

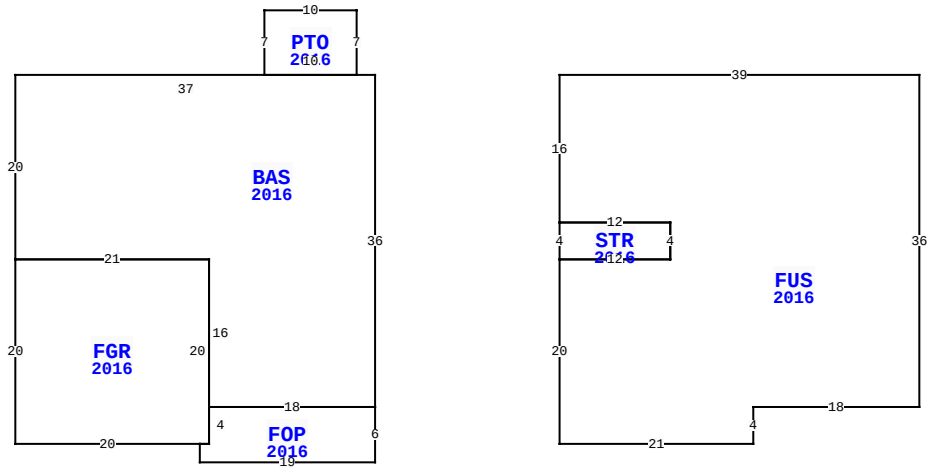
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,068	100	2016	1,068	107,845
FGR	420	55	2016	231	23,326
FOP	110	30	2016	33	3,332
FUS	1,440	100	2016	1,440	145,408
PTO	70	5	2016	4	404
STR	48	10	2016	5	505
TOTALS	3,156			2,781	280,819

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,781	104.6400	104.64	291,004	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2018 Heated Area: 2508 HX Base Yr 2018



65009 LAGOON FOREST DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		280,819
TOTAL MARKET OB/XF VALUE		4,285
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		340,104
SOH/AGL Deduction		115,449
ASSESSED VALUE		224,655
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		173,933
TOTAL JUST VALUE		340,104
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632518	CO ISSUED	0	11/10/2016
B1632518	NEW CONSTR	304,912	06/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2083/0668	11/10/2016	SW	Q	I	01	194,300
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: PICKERING JUSTIN &						
2039/0631	4/07/2016	SW	U	V	30	408,500
GRANTOR: RL REGI FLORIDA LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

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	100	0	0	694.00	SF	6.50	6.50	100	2016	2016	3	95	4,285	

BUILDING DIMENSIONS

FUS=[YR=2016;ORIG=20,0] E39 S36 W18 S4 W21 N20 E12 N4 W12 N16 $
BAS=[YR=2016;ORIG=0,0] W2 W37 S20 E21 S16 E18 N36 $
FGR=[YR=2016;ORIG=-39,20] S20 E20 E1 N20 W21 $
FOP=[YR=2016;ORIG=-19,40] S2 E19 N6 W18 S4 W1 $
PTO=[YR=2016;ORIG=-2,0] N7 W10 S7 E10 $
STR=[YR=2016;ORIG=20,20] E12 N4 W12 S4 $
PTR=[ORIG=0,0] E20 W20 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,285

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	000135	C	RES NATURAL	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 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS