LOT 163
IN OR 1518/1737
RIVER GLEN #1 PB 7/263

ARCHON MICHAEL D
65023 LAGOON FOREST DRIVE
YULEE, FL 32097

2025

11-2N-26-1830-0163-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

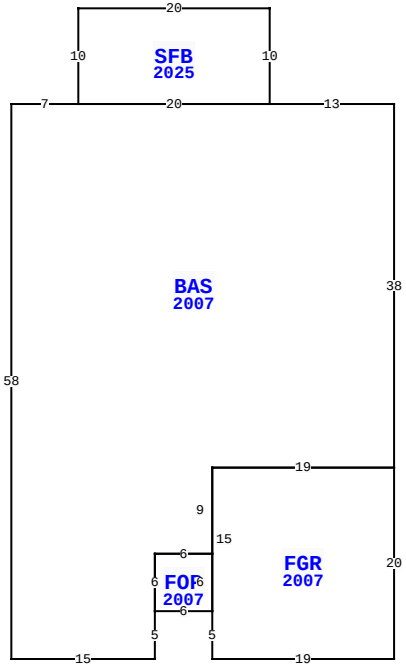
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,874	100	2007	1,874	179,805
FGR	380	55	2007	209	20,053
FOP	36	30	2007	11	1,055
SFB	200	80	2025	160	15,352
TOTALS	2,490			2,254	216,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,254	104.8600	104.86	236,354	2007	2007	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2008 Heated Area: 2034 HX Base Yr 2008



65023 LAGOON FOREST DR, YULEE

BLD DATE	07/23/2007 JM	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		216,264
TOTAL MARKET OB/XF VALUE		7,563
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		278,827
SOH/AGL Deduction		111,920
ASSESSED VALUE		166,907
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		116,185
TOTAL JUST VALUE		278,827
NCON VALUE		17,054
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003151	20X10 SUNROOM OVE	6,420	03/19/2024
C19304	CO ISSUED	0	01/01/2007
E18629	ELEC OTHER	1,500	01/01/2007
M12384	MECH OTHER	0	01/01/2007
R10012	REPAIR/RRF	8,000	01/01/2007
B19304	NEW CONSTR	164,208	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1518/1737	8/13/2007	WD	Q	I		189,900
GRANTOR: MARONDA HOMES INC						
GRANTEE: ARCHON MICHAEL D						
1485/0792	3/15/2007	WD	U	V	07	100
GRANTOR: RIVER GLEN LLC						
GRANTEE: MARONDA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W13 W20 W7 S58 E15 N5 N6 E6 N9 E19 N38 $
FGR=[YR=2007;ORIG=-19,53] S5 E19 N20 W19 S15 $
SFB=[YR=2025;ORIG=-33,0] E20 N10 W20 S10 $
FOP=[YR=2007;ORIG=-25,53] E6 N6 W6 S6 $
.

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	865.00	SF	5.20	5.20	100	2007	2007	3	87	3,913	
2	0855	CONC PAVER	0	100	0	0	365.00	SF	10.00	10.00	100	2025	2024		100	3,650	

LAND DESCRIPTION

TOTAL OB/XF 7,563

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	0006	PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 12/17/2024 BY TW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS