LOT 167
RIVER GLEN #1 PB 7/263

WASHINGTON ERIN & JASEAN
65043 LAGOON FOREST DRIVE
YULEE, FL 32097

2025

11-2N-26-1830-0167-0000

BUILDING CHARACTERISTICS

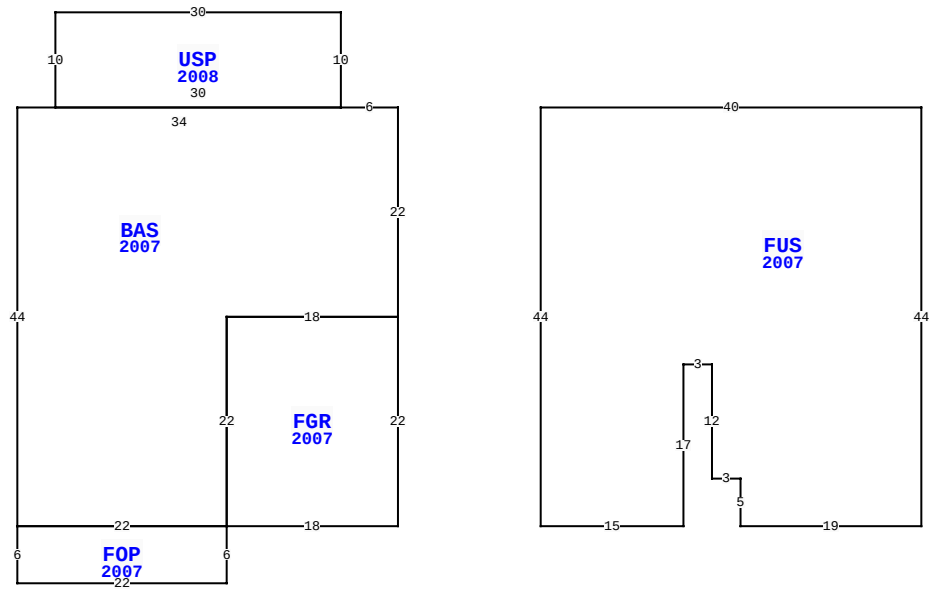
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	1,364	100	2007	1,364	124,581
FGR	396	55	2007	218	19,911
FOP	132	30	2007	40	3,654
FUS	1,694	100	2007	1,694	154,722
USP	300	30	2008	90	8,220
TOTALS	3,886			3,406	311,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,406	99.8200	99.82	339,987	2007	2007	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2020 Heated Area: 3058 HX Base Yr 2020



65043 LAGOON FOREST DR, YULEE

BLD DATE	01/11/2008	KK	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		311,088
TOTAL MARKET OB/XF VALUE		4,566
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		370,654
SOH/AGL Deduction		91,732
ASSESSED VALUE		278,922
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		228,200
TOTAL JUST VALUE		370,654
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C19318	CO ISSUED	253,308	01/01/2007
E18643	ELEC OTHER	2,000	01/01/2007
R10016	REPAIR/RRF	8,000	01/01/2007
B19318	NEW CONSTR	253,308	01/01/2007
P12013	OTHER	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2284/1037	6/24/2019	WD	Q	I	01	274,000
GRANTOR: TALDI JOHN J & HELEN						
GRANTEE: WASHINGTON ERIN & J						
1529/1822	10/11/2007	WD	Q	I		231,000
GRANTOR: MARONDA HOMES INC						
GRANTEE: TALDI JOHN J & HELE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W6 USP=[YR=2008] N10 W30 S10 E30$ W34 S44 FOP=[YR=2007] S6 E22 N6 W22$ E22 FGR=[YR=2007] E18 N22 W18 S22$ N22 E18 N22$ PTR= E15 FUS=[YR=2007] E40 S44 W19 N5 W3 N12 W3 S17 W15 N44$ W15$.

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	983.00	SF	5.20	5.20	100	2007	2007	3	87	4,447	
2	0810	CONCRETE A	0	100	7	3	21.00	SF	6.50	6.50	100	2007	2007	3	87	119	

LAND DESCRIPTION

TOTAL OB/XF 4,566

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	0003	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