LOT 168
RIVER GLEN #1 PB 7/263

LEY BRANDON & JESSICA
65047 LAGOON FOREST DRIVE
YULEE, FL 32097

2025

11-2N-26-1830-0168-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
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	03	FORCED AIR 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

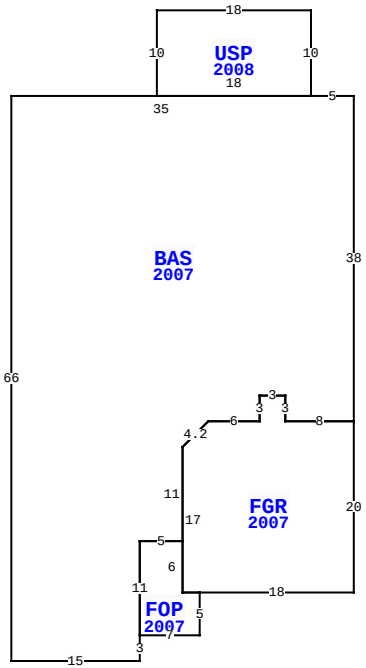
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,006	100	2007	2,006	188,872
FGR	405	55	2007	223	20,997
FOP	65	30	2007	20	1,883
USP	180	30	2008	54	5,085
TOTALS	2,656			2,303	216,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,303	102.9000	102.90	236,979	2007	2007	0	0	0	8.50	91.50

1 SINGLE FAM – 0% - 0 Heated Area: 2006 HX Base Yr



65047 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	216,836
TOTAL MARKET OB/XF VALUE	3,627
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	275,463
SOH/AGL Deduction	0
ASSESSED VALUE	275,463
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	275,463
TOTAL JUST VALUE	275,463
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	265,798

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C19335	CO ISSUED	0	01/01/2007
E18673	ELEC OTHER	1,500	01/01/2007
M12401	MECH OTHER	0	01/01/2007
R10023	REPAIR/RRF	8,000	01/01/2007
B19335	NEW CONSTR	174,768	01/01/2007
P12028	OTHER	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2790/260	5/23/2025	WD	Q	I	01	335,000
GRANTOR: GREEN PAMELA J REVOCA						
GRANTEE: LEY BRANDON & JESSI						
2501/0183	9/29/2021	WD	Q	I	02	265,000
GRANTOR: WILLIAMS KYLE B						
GRANTEE: GREEN PAMELA J REVO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W5 USP=[YR=2008] N10 W18 S10 E18$ W35 S66 E15 N3 FOP=[YR=2007] E7 N5 FGR=[YR=2007] E18 N20 W8 N3 W3 S3 W6 D3 L3 S17 E2$ W2 N6 W5 S11$ N11 E5 N11 U3 R3 E6 N3 E3 S3 E8 N38$.

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	0812	CONCRETE C	0	0	0	0	1,008.00	SF	4.00	4.00	100	2007	2007	3	87	3,508	
2	0810	CONCRETE A	0	0	7	3	21.00	SF	6.50	6.50	100	2007	2007	3	87	119	

LAND DESCRIPTION

TOTAL OB/XF 3,627

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	0	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 04/30/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS