LOT 169
IN OR 1816/771
RIVER GLEN #1 PB 7/263

FRAIZE SCOTT A & JENNIFER L
65049 LAGOON FOREST DR
YULEE, FL 32097

2025

11-2N-26-1830-0169-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

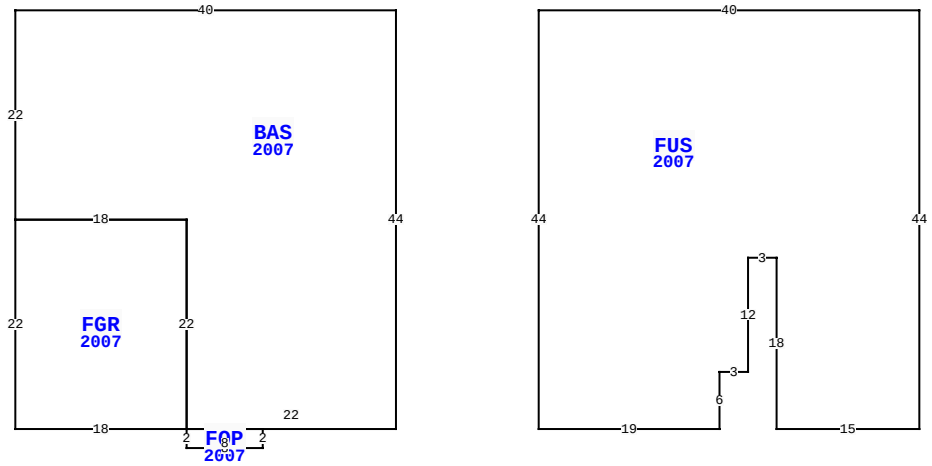
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	16	30	2007	5	457
FUS	1,688	100	2007	1,688	154,174
TOTALS	3,464			3,275	299,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,275	99.8200	99.82	326,910	2007	2007	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2013 Heated Area: 3052 HX Base Yr 2013



65049 LAGOON FOREST DR, YULEE

BLD DATE	01/11/2008	KK	LGL DATE
XF DATE	01/11/2008	KK	LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		299,123
TOTAL MARKET OB/XF VALUE		4,072
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		358,195
SOH/AGL Deduction		154,024
ASSESSED VALUE		204,171
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		153,449
TOTAL JUST VALUE		358,195
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,843

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C19933	CO ISSUED	237,732	05/01/2007
B19933	NEW CONSTR	237,732	05/01/2007
E19268	ELEC OTHER	2,000	05/01/2007
M12934	MECH OTHER	0	05/01/2007
P12385	OTHER	0	05/01/2007
R10379	REPAIR/RRF	8,000	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1816/0771	9/27/2012	WD	Q	I	01	165,000
GRANTOR: MCG HOMES LLC						
GRANTEE: FRAIZE SCOTT A & JE						
1798/0594	6/18/2012	CT	U	I	18	128,100
GRANTOR: CLERK OF COURT						
GRANTEE: MCG HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W40 S22 FGR=[YR=2007] S22 E 18 FOP=[YR=2007] S2 E8 N2 W8$ N22 W 18$ E18 S22 E22 N44$ PTR=E15 FUS=[YR=2007] E40 S44 W15 N18 W3 S12 W3 S6 W19 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	854.00	SF	5.20	5.20	100	2007	2007	3	87	3,863	
2	0810	CONCRETE A	0	100	0	0	37.00	SF	6.50	6.50	100	2007	2007	3	87	209	

LAND DESCRIPTION

TOTAL OB/XF 4,072

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