LOT 174
RIVER GLEN #1 PB 7/263

NEWSOM CHRISTOPHER W & MYRAIDA
65071 LAGOON FOREST DR
YULEE, FL 32097

2025

11-2N-26-1830-0174-0000

BUILDING CHARACTERISTICS

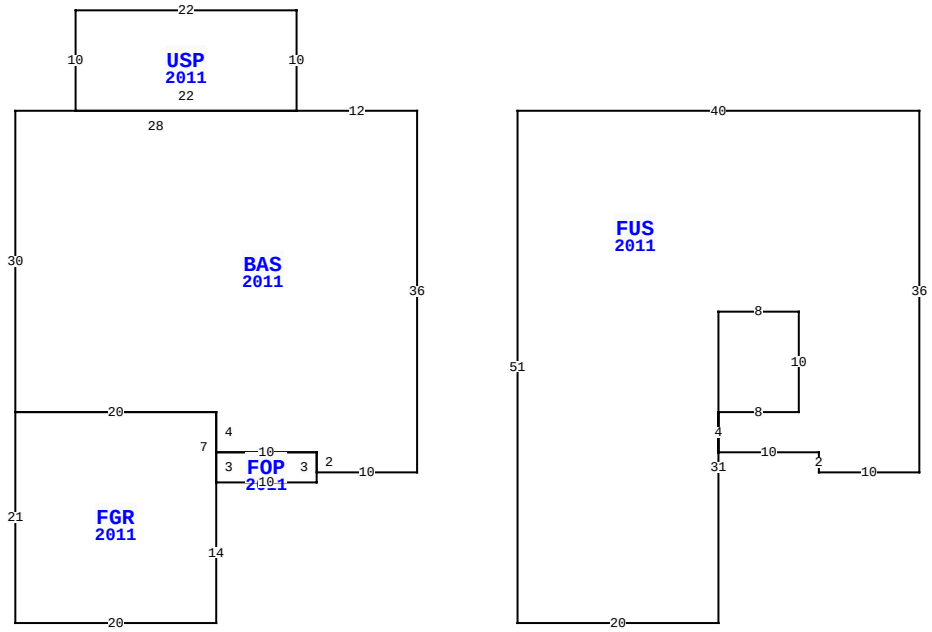
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	1,300	100	2011	1,300	117,976
FGR	420	55	2011	231	20,964
FOP	30	30	2011	9	817
FUS	1,640	100	2011	1,640	148,831
USP	220	30	2011	66	5,990
TOTALS	3,610			3,246	294,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,246	97.0600	97.06	315,057	2011	2011	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2940 HX Base Yr



65071 LAGOON FOREST DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		294,578
TOTAL MARKET OB/XF VALUE		3,470
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		353,048
SOH/AGL Deduction		6,198
ASSESSED VALUE		346,850
TOTAL EXEMPTION VALUE	13	346,850
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		353,048
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,862

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25052	ADDITION	4,297	08/01/2011
C24372	CO ISSUED	0	05/25/2011
P14669	NEW CONSTR	0	03/01/2011
B24372	NEW CONSTR	313,855	02/01/2011
E23281	ELEC OTHER	0	02/01/2011
M15951	H/AC	0	02/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2495/0818	9/03/2021	WD	Q	I	01	315,900
GRANTOR: BOETTGER RICHARD S &						
GRANTEE: NEWSOM CHRISTOPHER						
1754/1159	8/26/2011	WD	Q	I	01	187,500
GRANTOR: MARONDA HOMES INC OF						
GRANTEE: BOETTGER RICHARD S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W12 USP=[YR=2011] N10 W22 S10 E22$ W28 S30 FGR=[YR=2011] S21 E20 N14 FOP=[YR=2011] E10 N3 W10 S3$ N7 W20$ E20 S4 E10 S2 E10 N36$ PTR=E10 FUS=[YR=2011] S51 E20 N31 E8 S10 W8 S4 E10 S2 E10 N36 W40$ W10$.

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	632.00	SF	5.20	5.20	100	2011	2011	3	91	2,991	
2	0810	CONCRETE A	0	100	0	0	81.00	SF	6.50	6.50	100	2011	2011	3	91	479	

LAND DESCRIPTION

TOTAL OB/XF 3,470

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