LOT 178
IN OR 2208/447
RIVER GLEN #1 PB 7/263

KING JASON & CARRIE
65095 LAGOON FOREST DR
YULEE, FL 32097

2025

11-2N-26-1830-0178-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
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		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

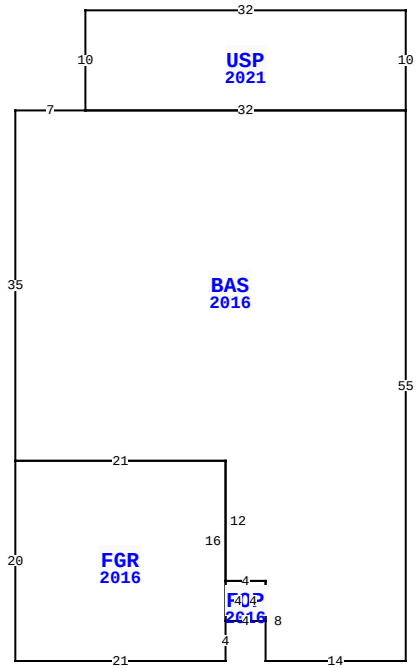
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,693	100	2016	1,693	174,516
FGR	420	55	2016	231	23,811
FOP	16	30	2016	5	515
USP	320	30	2021	96	9,896
TOTALS	2,449			2,025	208,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,025	106.8200	106.82	216,310	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1693 HX Base Yr 2019



65095 LAGOON FOREST DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		208,739
TOTAL MARKET OB/XF VALUE		4,421
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		268,160
SOH/AGL Deduction		82,890
ASSESSED VALUE		185,270
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		134,548
TOTAL JUST VALUE		268,160
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531444	CO ISSUED	0	02/19/2016
B1531444	NEW CONSTR	211,832	11/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2208/0447	6/29/2018	WD	Q	I	01	199,000
GRANTOR: HENNESSEY ANDREW J JR						
GRANTEE: KING JASON & CARRIE						
2038/0217	3/31/2016	SW	Q	I	01	151,700
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: HENNESSEY ANDREW J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016;ORIG=-32,0] W7 S35 E21 S12 E4 S8 E14 N55 W32 $
FGR=[YR=2016;ORIG=-39,35] S20 E21 N4 N16 W21 $
USP=[YR=2021;ORIG=0,0] N10 W32 S10 E32 $
FOP=[YR=2016;ORIG=-18,51] E4 N4 W4 S4 $
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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	0810	CONCRETE A	0	100	0	0	716.00	SF	6.50	6.50	100	2016	2016	3	95	4,421	

LAND DESCRIPTION

TOTAL OB/XF 4,421

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		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