LOT 180
IN OR 2294/295
RIVER GLEN #1 PB 7/263

CROFTON JAY A & WHITNEY N
65105 LAGOON FOREST DR
YULEE, FL 32097

2025

11-2N-26-1830-0180-0000

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		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

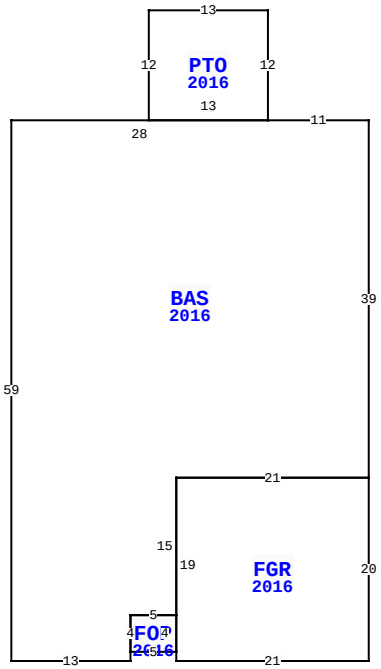
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	2016	1,856	191,319
FGR	420	55	2016	231	23,811
FOP	20	30	2016	6	619
PTO	156	5	2016	8	825
TOTALS	2,452			2,101	216,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,101	106.8200	106.82	224,429	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1856 HX Base Yr 2020



65105 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		216,574
TOTAL MARKET OB/XF VALUE		4,205
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		275,779
SOH/AGL Deduction		72,900
ASSESSED VALUE		202,879
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		152,157
TOTAL JUST VALUE		275,779
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,062

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631665	CO ISSUED	0	04/22/2016
B1631665	NEW CONSTR	228,722	02/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2605/1726	11/21/2022	WD	U	I	16	100,000
GRANTOR: CROFTON WHITNEY N F/K						
GRANTEE: CROFTON JAY A & WHI						
2294/0295	7/29/2019	WD	Q	I	01	214,900
GRANTOR: COPELAND JUSTIN & GRE						
GRANTEE: HARGRAVES WHITNEY N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W11 PTO=[YR=2016] N12 W13 S12 E13$ W28 S59 E13 N1 FOP=[YR=2016] E5 FGR=[YR=2016] S1 E21 N20 W21 S19$ N4 W5 S4$ N4 E5 N15 E21 N39$.

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	681.00	SF	6.50	6.50	100	2016	2016	3	95	4,205	

LAND DESCRIPTION

TOTAL OB/XF 4,205

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