

LOT 182
IN OR 1989/28
RIVER GLEN #1 PB 7/263

RICKS MATTHEW & MELISSA
65121 LAGOON FOREST DRIVE
YULEE, FL 32097

2025

11-2N-26-1830-0182-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

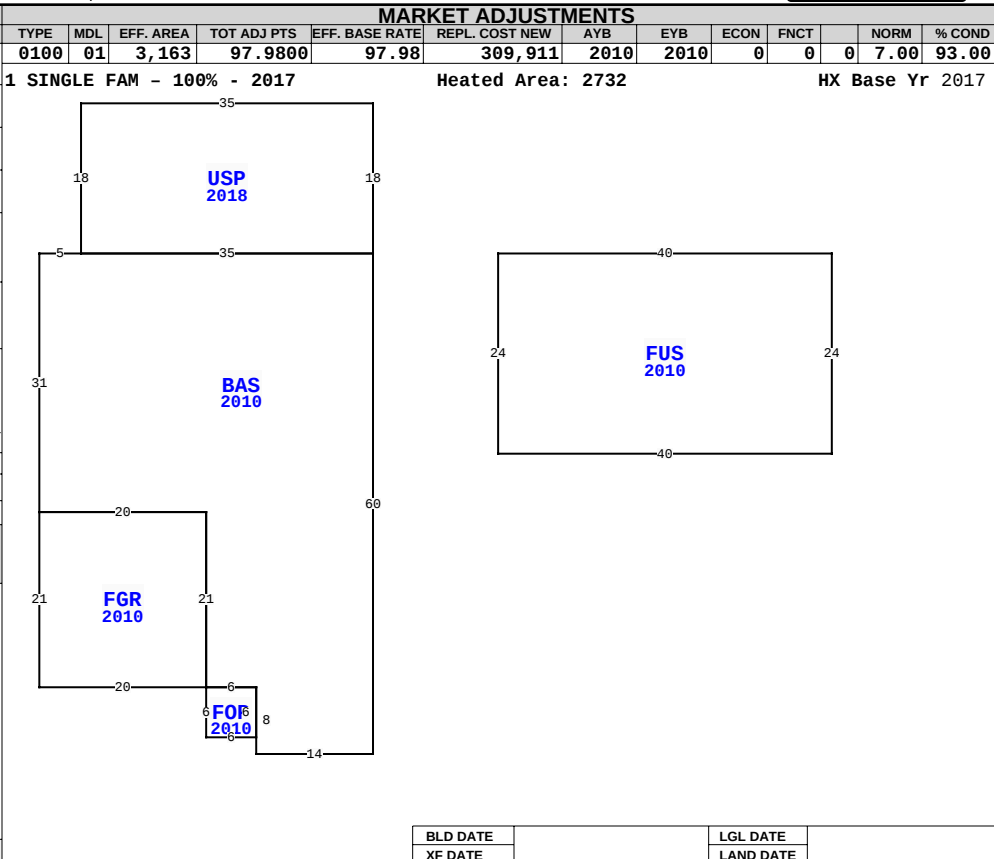
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

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	1,772	100	2010	1,772	161,468
FGR	420	55	2010	231	21,049
FOP	36	30	2010	11	1,003
FUS	960	100	2010	960	87,477
USP	630	30	2018	189	17,222
TOTALS	3,818			3,163	288,217

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,013.00	SF	4.00
2	0861	POOL GUNIT	0	100	0	0	405.00	SF	85.00
3	0855	CONC PAVER	0	100	0	0	651.00	SF	10.00
4	0910	SCRN RM L	0	100	0	0	1,089.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	RES NATURAL	100	0003	PUD	0.00	0.00	1.00



65121 LAGOON FOREST DR, YULEE				INC DATE				AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1, 013.00	SF	4.00	4.00	100	2010	2010	3	90	3, 647	
405.00	SF	85.00	85.00	100	2019	2019	3	87	29, 950	
651.00	SF	10.00	10.00	100	2019	2019	3	97	6, 315	
1, 089.00	SF	15.00	15.00	100	2019	2019	3	82	13, 395	

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					288,217				
TOTAL MARKET OB/XF VALUE					53,307				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					396,524				
SOH/AGL Deduction					131,245				
ASSESSED VALUE					265,279				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					214,557				
TOTAL JUST VALUE					396,524				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					385,373				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009944	XFOB	26,538	09/20/2019
19004383	SWIM POOL	112,083	06/01/2019
1702244	ADDITION	12,267	06/01/2017
C23768	CO ISSUED	0	10/01/2010
E22868	NEW CONSTR	0	08/01/2010
E22824	NEW CONSTR	0	08/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1989/0028	6/29/2015	WD	Q	I	01	199,900
GRANTOR: MCMILLEN MELISSA D						
GRANTEE: RICKS MATTHEW & MEL						
1709/0902	11/05/2010	WD	Q	I	01	182,500
GRANTOR: MARONDA HOMES INC OF						
GRANTEE: MCMILLEN MELISSA D						

BUILDING NOTES									
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BUILDING DIMENSIONS									
USP=[YR=2018] N18 W35 S18 BAS=[YR=2010] W5 S31 FGR=[YR=2010] S21 E20 FOP=[YR=2010] S6 E6 N6 W6\$ N21 W20\$ E20 S21 E6 S8 E14 N60 W35\$ E35\$ PTR=E15 FUS=[YR=2010] E40 S24 W40 N24\$ W15\$.									