LOT 186
RIVER GLEN #1 PB 7/263

DAWSON JEREMIAH T
65124 LAGOON FOREST DR
YULEE, FL 32097

2025

11-2N-26-1830-0186-0000

BUILDING CHARACTERISTICS

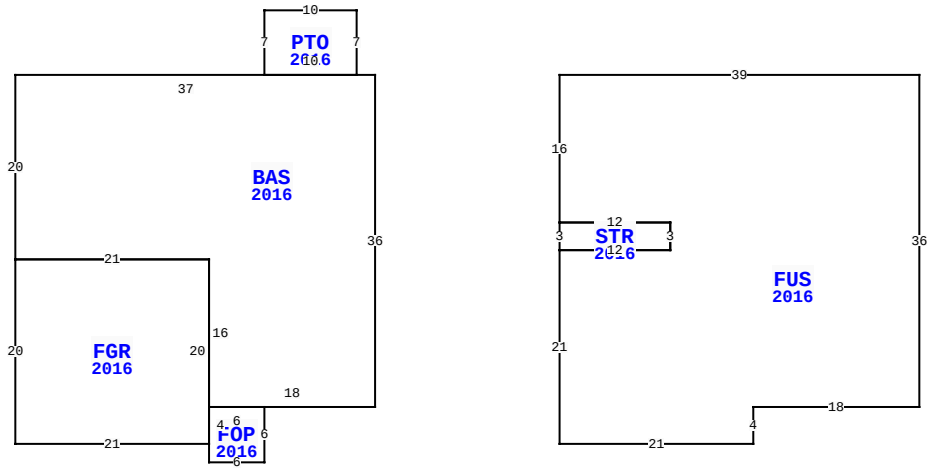
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	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	1,068	100	2016	1,068	107,845
FGR	420	55	2016	231	23,326
FOP	36	30	2016	11	1,111
FUS	1,452	100	2016	1,452	146,619
PTO	70	5	2016	4	404
STR	36	10	2016	4	404
TOTALS	3,082			2,770	279,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,770	104.6400	104.64	289,853	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2520 HX Base Yr 2023



65124 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		279,708
TOTAL MARKET OB/XF VALUE		4,415
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		339,123
SOH/AGL Deduction		5,723
ASSESSED VALUE		333,400
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		282,678
TOTAL JUST VALUE		339,123
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,567

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631739	CO ISSUED	0	06/08/2016
B1631739	NEW CONSTR	303,283	02/01/2016
P12964	OTHER	0	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2385/0497	8/18/2020	WD	Q	I	01	255,000
GRANTOR: WHEELER DAMON ROBERT						
GRANTEE: DAWSON JEREMIAH T						
2305/0655	7/18/2019	WD	U	I	11	100
GRANTOR: WHEELER JESSICA MARIE						
GRANTEE: WHEELER DAMON ROBER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W2 PTO=[YR=2016] N7 W10 S7 E10$ W37 S20
FGR=[YR=2016] S20 E21 FOP=[YR=2016] S2 E6 N6 W6 S4$ N20 W21$
E21 S16 E18 N36 $ PTR=E20 FUS=[YR=2016] E39 S36 W18 S4 W21
N21 STR=[YR=2016] N3 E12 S3 W12$E12 N3 W12 N16$ W20$.

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	715.00	SF	6.50	6.50	100	2016	2016	3	95	4,415	

LAND DESCRIPTION

TOTAL OB/XF 4,415

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	000100	C	RES	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