LOT 214
RIVER GLEN #1 PB 7/263

HICKS ERIN
65044 LAGOON FOREST DR
YULEE, FL 32097

2025

11-2N-26-1830-0214-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

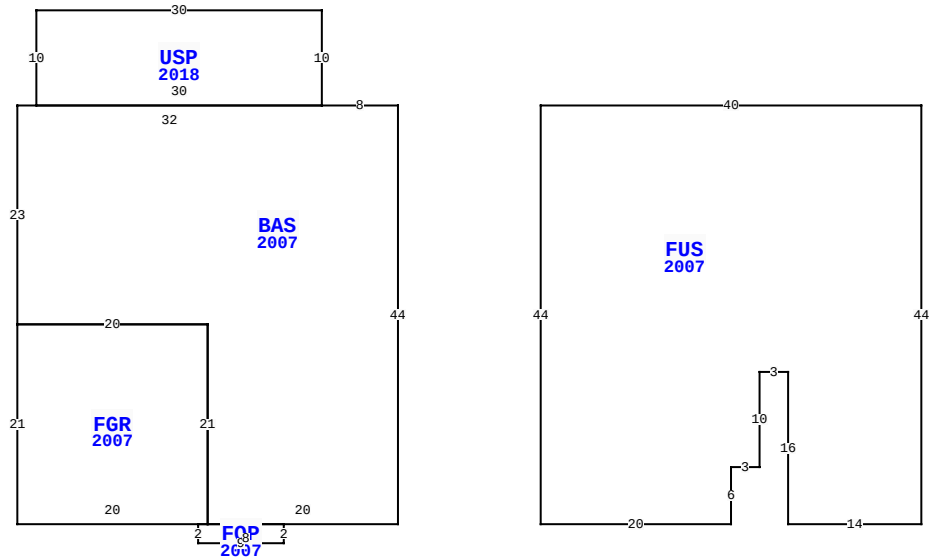
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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	1,340	100	2007	1,340	115,058
FGR	420	55	2007	231	19,834
FOP	18	30	2007	5	429
FUS	1,694	100	2007	1,694	145,453
USP	300	30	2018	90	7,728
TOTALS	3,772			3,360	288,501

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,360	93.8400	93.84	315,302	2007	2007	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2017 Heated Area: 3034 HX Base Yr 2017



65044 LAGOON FOREST DR, YULEE

BLD DATE	07/23/2007 JM	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		288,501
TOTAL MARKET OB/XF VALUE		4,180
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		347,681
SOH/AGL Deduction		130,346
ASSESSED VALUE		217,335
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		161,613
TOTAL JUST VALUE		347,681
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,808

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C19337	CO ISSUED	247,104	01/01/2007
E18676	ELEC OTHER	2,000	01/01/2007
M12403	MECH OTHER	0	01/01/2007
R10026	REPAIR/RRF	8,000	01/01/2007
B19337	NEW CONSTR	247,104	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2793/732	6/03/2025	WD	Q	I	01	405,000
GRANTOR: JONES CASEY DONALD						
GRANTEE: HICKS ERIN						
2717/1199	12/28/2023	QC	U	I	11	100
GRANTOR: JONES ASHLEY MARIE						
GRANTEE: JONES CASEY DONALD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W8 USP=[YR=2018] N10 W30 S10 E30$ W32 S23 FGR=[YR=2007] S21 E20 N21 W20$ E20 S21 FOP=[YR=2007] W1 S2 E9 N2 W8$ E20 N44$ PTR=E15 FUS=[YR=2007] E40 S44 W14 N16 W3 S10W3 S6 W20 N44$ W15$.

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	924.00	SF	5.20	5.20	100	2007	2007	3	87	4,180	

LAND DESCRIPTION

TOTAL OB/XF 4,180

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	0006	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