LOT 218
IN OR 2115/1841
RIVER GLEN #1 PB 7/263

BROWN RUSTY A & NICOLE M
65068 LAGOON FOREST DRIVE
YULEE, FL 32097

2025

11-2N-26-1830-0218-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

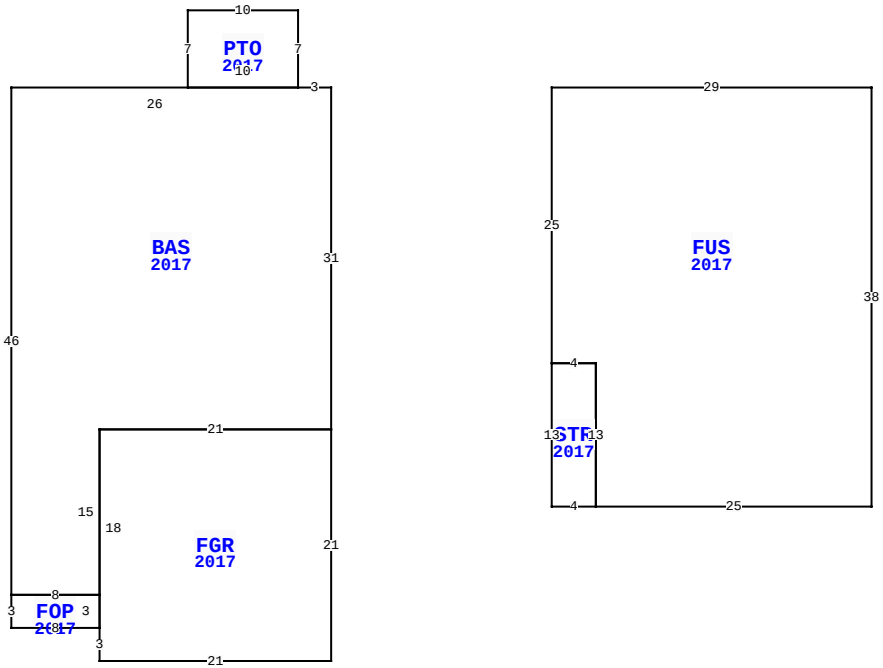
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,019	100	2017	1,019	105,585
FGR	441	55	2017	243	25,178
FOP	24	30	2017	7	726
FUS	1,050	100	2017	1,050	108,796
PTO	70	5	2017	4	414
STR	52	10	2017	5	518
TOTALS	2,656			2,328	241,217

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,328	106.8200	106.82	248,677	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2019 Heated Area: 2069 HX Base Yr 2019



65068 LAGOON FOREST DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		241,217
TOTAL MARKET OB/XF VALUE		4,368
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		300,585
SOH/AGL Deduction		85,721
ASSESSED VALUE		214,864
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		159,142
TOTAL JUST VALUE		300,585
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,753

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002899	CO ISSUED	0	04/04/2017
B1633379	NEW CONSTR	257,813	11/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2115/1841	4/21/2017	SW	Q	I	02	181,500
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: BROWN RUSTY A & NIC						
2008/0816	10/05/2015	SW	U	V	30	752,000
GRANTOR: RL REGI FLORIDA LLC						
GRANTEE: D R HORTON INC JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W3 PTO=[YR=2017] N7 W10 S7 E10$ W26 S46
FOP=[YR=2017] S3 E8 FGR=[YR=2017] S3 E21 N21 W21 S18$ N3 W8$
E8 N15 E21 N31$ PTR=E20 FUS=[YR=2017] E29 S38 W25
STR=[YR=2017] W4 N13 E4 S13$ N13 W4 N25$ 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	700.00	SF	6.50	6.50	100	2017	2017	3	96	4,368	

LAND DESCRIPTION

TOTAL OB/XF 4,368

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