LOT 222
RIVER GLEN #1 PB 7/263

SCHUDALLA ZACHARY & SKY M
65088 LAGOON FOREST DR
YULEE, FL 32097

2025

11-2N-26-1830-0222-0000

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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

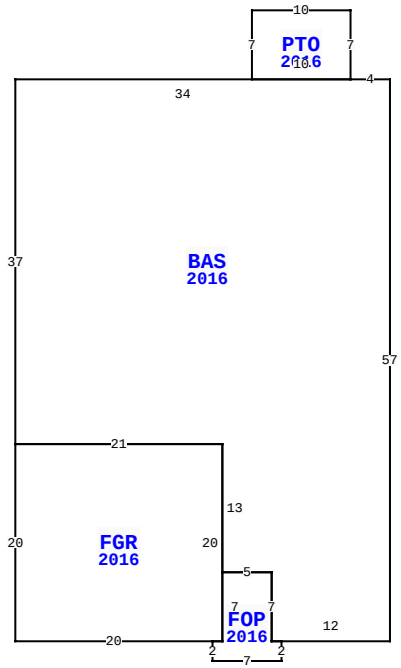
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,711	100	2016	1,711	176,372
FGR	420	55	2016	231	23,811
FOP	49	30	2016	15	1,546
PTO	70	5	2016	4	412
TOTALS	2,250			1,961	202,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,961	106.8200	106.82	209,474	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 0% - 0 Heated Area: 1711 HX Base Yr



65088 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	202,142
TOTAL MARKET OB/XF VALUE	4,106
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	261,248
SOH/AGL Deduction	0
ASSESSED VALUE	261,248
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	261,248
TOTAL JUST VALUE	261,248
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	252,182

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531587	NEW CONSTR	0	03/23/2016
B1531587	NEW CONSTR	0	12/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2404/1895	10/30/2020	WD	Q	I	01	219,900
GRANTOR: KELLEM STEPHANIE P						
GRANTEE: SCHUDALLA ZACHARY &						
2038/0178	3/31/2016	SW	Q	I	01	151,000
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: KELLEM STEPHANIE P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W4 PTO=[YR=2016] N7 W10 S7 E10$ W34 S37
FGR=[YR=2016] S20 E20 FOP=[YR=2016] S2 E7 N2 W1 N7 W5 S7 W1$
E1 N20 W21$ E21 S13 E5 S7 E12 N57$.

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	0	0	0	665.00	SF	6.50	6.50	100	2016	2016	3	95	4,106	

LAND DESCRIPTION

TOTAL OB/XF 4,106

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	0		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