LOT 224
RIVER GLEN #1 PB 7/263

GIOVANNIELLO EVAN
65098 LAGOON FOREST DR
YULEE, FL 32097

2025

11-2N-26-1830-0224-0000

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

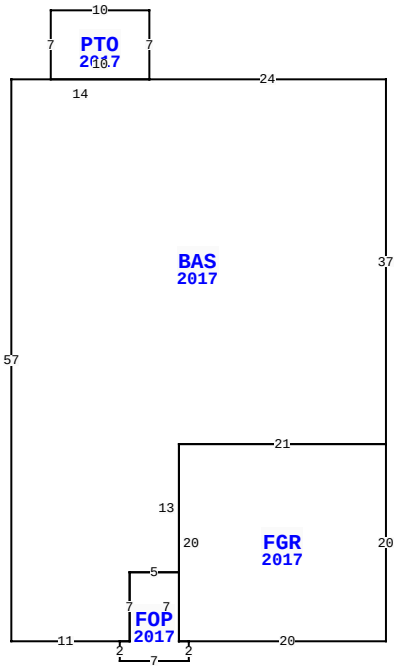
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,711	100	2017	1,711	177,286
FGR	420	55	2017	231	23,935
FOP	49	30	2017	15	1,554
PTO	70	5	2017	4	414
TOTALS	2,250			1,961	203,190

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	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1711 HX Base Yr 2021



65098 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		203,190
TOTAL MARKET OB/XF VALUE		4,449
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		262,639
SOH/AGL Deduction		50,684
ASSESSED VALUE		211,955
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		161,233
TOTAL JUST VALUE		262,639
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,522

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001579	CO ISSUED	0	02/27/2017
B1632832	NEW CONSTR	214,327	08/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2382/0857	8/03/2020	WD	Q	I	01	203,000
GRANTOR: FLOYD MARISHELLE						
GRANTEE: GIOVANNIELLO EVAN						
2104/0674	2/28/2017	SW	Q	I	01	151,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: FLOYD MARISHELLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W24 PTO=[YR=2017] N7 W10 S7 E10$ W14 S57 E11
FOP=[YR=2017] S2 E7 N2 FGR=[YR=2017] E20 N20 W21 S20 E1$ W1
N7 W5 S7 W1$ E1 N7 E5 N13 E21 N37$.

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	713.00	SF	6.50	6.50	100	2017	2017	3	96	4,449	

LAND DESCRIPTION

TOTAL OB/XF 4,449

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