LOT 225
RIVER GLEN #1 PB 7/263

TAYLOR LEWIS B JR
65104 LAGOON FOREST DR
YULEE, FL 32097

**2025**

**11-2N-26-1830-0225-0000**

## 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 | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

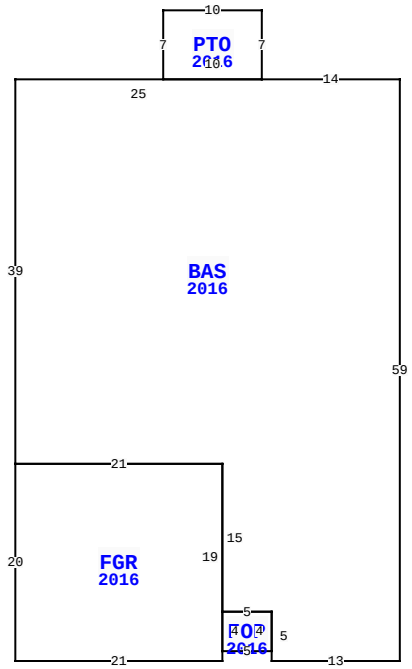
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,856 | 100 | 2016 | 1,856 | 191,319 |
| FGR | 420 | 55 | 2016 | 231 | 23,811 |
| FOP | 20 | 30 | 2016 | 6 | 619 |
| PTO | 70 | 5 | 2016 | 4 | 412 |
| TOTALS | 2,366 | | | 2,097 | 216,162 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,097 | 106.8200 | 106.82 | 224,002 | 2016 | 2016 | 0 | 0 | 0 | 3.50 | 96.50 |

1 SINGLE FAM – 100% - 2025 Heated Area: 1856 HX Base Yr 2025




65104 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 | | 216,162 |
| TOTAL MARKET OB/XF VALUE | | 6,723 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 277,885 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 277,885 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 227,163 |
| TOTAL JUST VALUE | | 277,885 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 268,213 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1531586 | CO ISSUED | 0 | 03/29/2016 |
| B1531586 | NEW CONSTR | 0 | 12/01/2015 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2733/1142 | 8/14/2024 | WD | Q | I | 01 | 299,000 |
| GRANTOR: LEVY JACK ALAN | | | | | | |
| GRANTEE: TAYLOR LEWIS B JR | | | | | | |
| 2517/1689 | 11/24/2021 | WD | Q | I | 01 | 305,000 |
| GRANTOR: DIETZ ANTHONY H & CHR | | | | | | |
| GRANTEE: LEVY JACK ALAN | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2016] W14 PTO=[YR=2016] N7 W10 S7 E10$ W25 S39
FGR=[YR=2016] S20 E21 N1 FOP=[YR=2016] E5 N4 W5 S4$ N19 W21$
E21 S15 E5 S5 E13 N59$.

### 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 | 2016 | 2016 | 3 | 95 | 4,323 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 250.00 | SF | 10.00 | 10.00 | 100 | 2017 | 2017 | 3 | 96 | 2,400 | |

### LAND DESCRIPTION

TOTAL OB/XF 6,723

| 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