

LASHUAY JOSHUA STEVEN & KRISTINA
65151 FOREST GLEN LN
YULEE, FL 32097

13-2N-26-1832-0383-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY				PAGE 1 of 1		4	
Exterior Wall		31		HARDIE BRD 100		0100		01		2,770		105.6000		105.60		292,512		2023		2023		0		0		0.00		100.00		VALUATION BY				STANDARD			
Roof Structure		03		GABLE/HIP 100		1		SINGLE FAM - 100% - 2025								Heated Area: 2494														Tax Group: 4				Tax Dist:			
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE				292,512			
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE				10,795			
Interior Floor		14		CARPET 60																										TOTAL LAND VALUE - MARKET				55,000			
Interior Floor		08		SHT VINYL 40																										TOTAL MARKET VALUE				358,307			
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction				0			
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE				358,307			
Bedrooms				5 100																										TOTAL EXEMPTION VALUE				HX HB 50,722			
Bathrooms				3 100																										BASE TAXABLE VALUE				307,585			
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE				358,307			
Stories		2.		2. 100																										NCON VALUE				7,020			
Units				0 100																										INCOME VALUE							
Occupancy		00		OWNER OCC 100																										PREVIOUS YEAR MKT VALUE				336,661			
Quality		03		Quality Level 03																																	
DOR CODE		0100		SINGLE FAMILY																																	
MAP NUM				MKT AREA																																	
NEIGHBORHOOD/LOC				5009.00																																	
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																											
BAS		1,058		100		2023		1,058		111,725																											
BAS		1,436		100		2023		1,436		151,642																											
FGR		420		55		2023		231		24,394																											
FOP		120		30		2023		36		3,802																											
PTO		70		5		2023		4		422																											
STR		52		10		2023		5		528																											
TOTALS		3,156						2,770		292,512																											
EXTRA FEATURES										65151 FOREST GLEN LN, YULEE										BLD DATE				LGL DATE		06/12/2023		MLU									
										XF DATE										LAND DATE																	
										INC DATE										AG DATE																	
L N		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		726.00		SF		5.20		5.20		100		2024		2023		100		3,775									
2		0470		VNYL GATE		0 100		0		0		1.00		UT		300.00		300.00		100		2025		2024		100		300									
3		0476		VF 6 SBPL		0 100		0		0		210.00		LF		32.00		32.00		100		2025		2024		100		6,720									