LOT 423
RIVER GLEN PHASE 2 OR 2452/929

CUSUMANO CHRISTOPHER W & JENNIFER L
65224 LAGOON FOREST DR
YULEE, FL 32097

2025

13-2N-26-1832-0423-0000

BUILDING CHARACTERISTICS

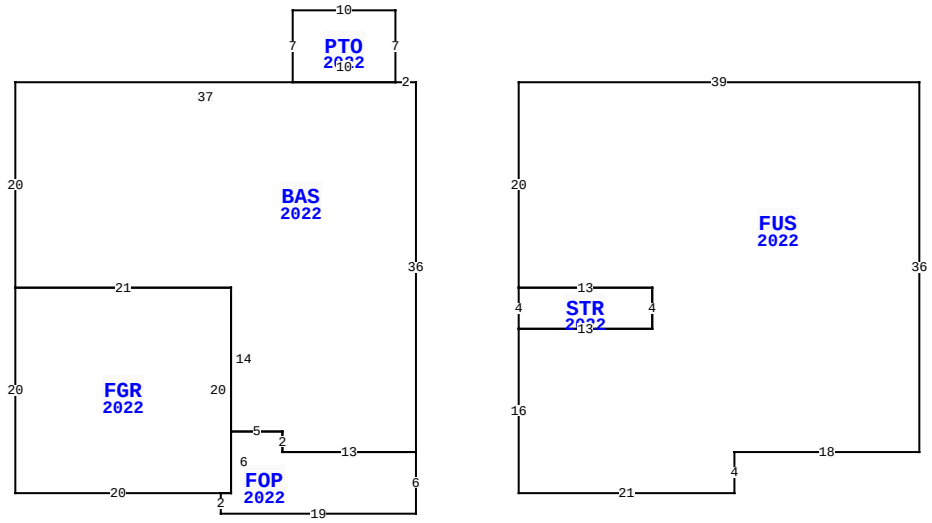
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	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	1,058	100	2022	1,058	111,166
FGR	420	55	2022	231	24,272
FOP	120	30	2022	36	3,783
FUS	1,436	100	2022	1,436	150,884
PTO	70	5	2022	4	420
STR	52	10	2022	5	525
TOTALS	3,156			2,770	291,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,770	105.6000	105.60	292,512	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2494 HX Base Yr 2023



65224 LAGOON FOREST DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		291,049
TOTAL MARKET OB/XF VALUE		3,557
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		349,606
SOH/AGL Deduction		7,720
ASSESSED VALUE		341,886
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		291,164
TOTAL JUST VALUE		349,606
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,479

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011414	CO ISSUED	0	09/16/2022
21011414	NEW CONSTR	351,779	08/27/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2592/1719	9/23/2022	SW	Q	I	01	356,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: CUSUMANO CHRISTOPHE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W2 PTO=[YR=2022] N7 W10 S7 E10$ W37 S20 FGR=[YR=2022] S20 E20 FOP=[YR=2022] S2 E19 N6 W13 N2 W5 S6 W1$ E1 N20 W21$ E21 S14 E5 S2 E13 N36$ PTR= E10 FUS=[YR=2022] E39 S36 W18 S4 W21 N16 STR=[YR=2022] N4 E13 S4 W13$ E13 N4 W13 N20$ W10$.

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	0811	CONCRETE B	0	100	0	0	691.00	SF	5.20	5.20	100	2022	2022	3	99	3,557	

LAND DESCRIPTION

TOTAL OB/XF 3,557

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	000135	C	RES NATURAL	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 10/28/2022 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS