

GILLIARD ERICA S
65181 LAGOON FOREST DRIVE
YULEE, FL 32097

2025

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		4												
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												VALUATION BY		STANDARD													
Exterior Wall	31	HARDIE BRD 100		0100	01	2,097	106.8200	106.82	224,002	2022	2022	0	0	0	0.50	99.50	Tax Group: 4					Tax Dist:																						
Roof Structur	03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2024												Heated Area: 1856					HX Base Yr																							
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		4 100																																										
Bathrooms		2 100																																										
Frame	02	WOOD FRAME 100																																										
Stories	1.	1. 100																																										