LOT 430
RIVER GLEN PHASE 2 OR 2452/929

CARR JASON ROBERT & DAIJAH VICTORIA
65197 LAGOON FOREST DR
YULEE, FL 32097

2025

13-2N-26-1832-0430-0000

BUILDING CHARACTERISTICS

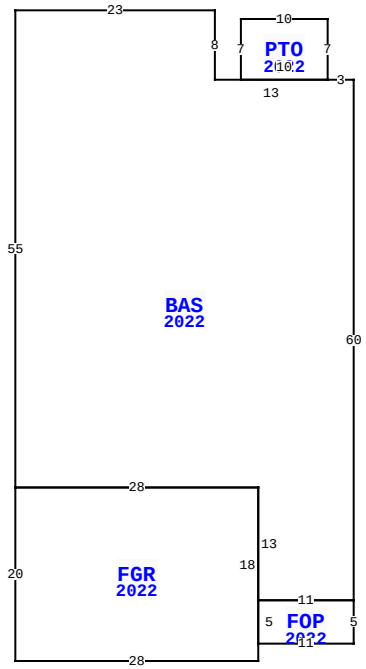
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,160	100	2022	2,160	220,766
FGR	560	55	2022	308	31,480
FOP	55	30	2022	16	1,636
PTO	70	5	2022	4	409
TOTALS	2,845			2,488	254,289

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,488	102.7200	102.72	255,567	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2160 HX Base Yr 2023



65197 LAGOON FOREST DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		254,289
TOTAL MARKET OB/XF VALUE		11,974
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		321,263
SOH/AGL Deduction		77,885
ASSESSED VALUE		243,378
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		187,656
TOTAL JUST VALUE		321,263
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011815	CO ISSUED	0	08/23/2022
21011815	NEW CONSTR	312,096	09/07/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2587/0883	8/26/2022	SW	Q	I	01	345,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: CARR JASON ROBERT &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W3 PTO=[YR=2022] N7 W10 S7 E10$ W13 N8 W23 S55 FGR=[YR=2022] S20 E28 N2 FOP=[YR=2022] E11 N5 W11 S5$ N18 W28$ E28 S13 E11 N60$.

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	0812	CONCRETE C	0	100	0	0	1,078.00	SF	4.00	4.00	100	2022	2022	3	99	4,269	
2	0476	VF 6 SBPL	1	100	0	0	130.00	LF	32.00	32.00	100	2023	2022		98	4,077	
3	0470	VNYL GATE	1	100	0	0	1.00	UT	300.00	300.00	100	2023	2022		98	294	
4	0462	ST/AL FNC	1	100	80	0	320.00	SF	10.00	10.00	100	2023	2022		95	3,040	
5	0463	FENCE GATE	1	100	0	0	1.00	UT	300.00	300.00	100	2023	2022		98	294	

LAND DESCRIPTION

TOTAL OB/XF 11,974

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	000134	C	RES POND	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