PT GOVT LOT 3 OF SEC 6-2N-27E
IN OR 2814/1243

NORTH LAGOON DRIVE PARTNERS LLC
7019 NORTH LAGOON DR
PANAMA CITY BEACH, FL 32408

2026

06-2N-27-0000-0005-0140

BUILDING CHARACTERISTICS

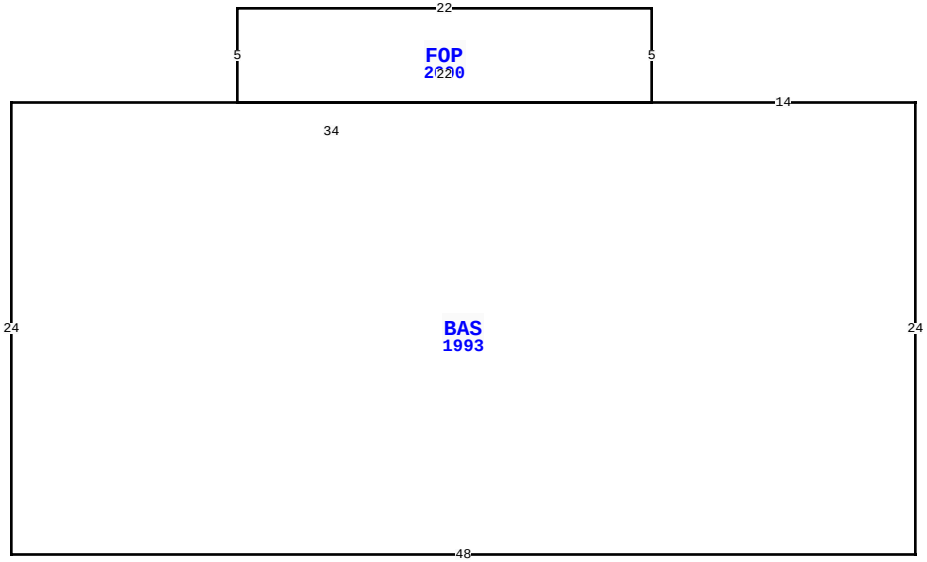
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	97,924
FOP	110	30	2000	33	2,805
TOTALS	1,262			1,185	100,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,185	99.6400	104.62	123,975	1979	1979	0	0	0	18.75	81.25

1 SINGLE FAM 0% - 2026 Heated Area: 1152 HX Base Yr



77135 WONDERWOOD TRL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	100,730
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	190,730
SOH/AGL Deduction	0
ASSESSED VALUE	190,730
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	190,730
TOTAL JUST VALUE	190,730
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	182,705

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007380	REPAIR/RRF	6,800	09/02/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2814/1243	9/08/2025	WD	U	I	30	160,000
GRANTOR: MACK DOROTHY ANN						
GRANTEE: NORTH LAGOON DRIVE						
0566/0992	3/31/1989	QC	Q	I	01	100
GRANTOR: MACK DAVID JR						
GRANTEE: MACK DOROTHY ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FOP=[YR=2000] N5 W22 S5 E22$ W34 S24 E48 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 12/06/2023 BY DC Total Acres: 1.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS