LOT 162
RIVER GLEN #1 PB 7/263

MUNOZ ERIN & ANDREW
65013 LAGOON FOREST DR
YULEE, FL 32097

**2026**

**11-2N-26-1830-0162-0000**

## BUILDING CHARACTERISTICS

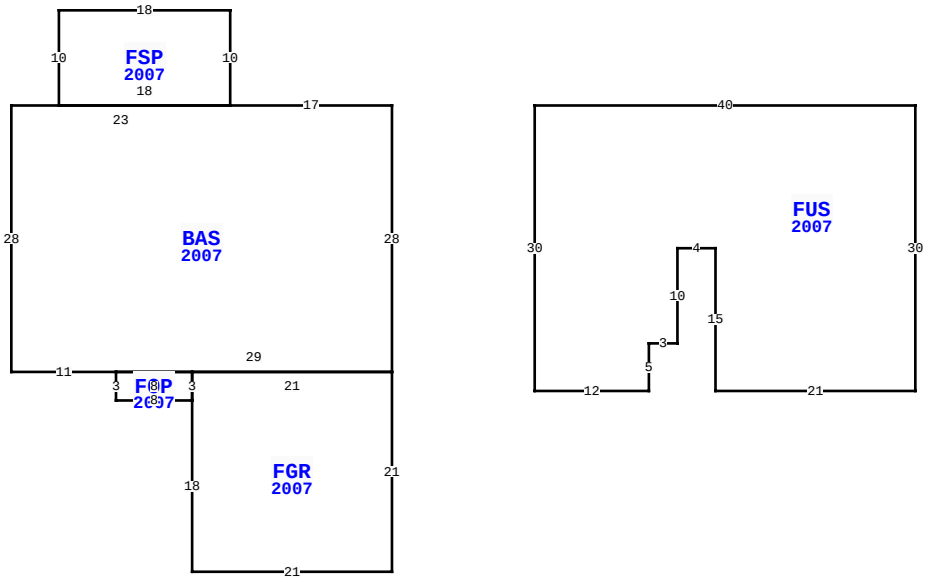
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 50 |
| Exterior Wall | 16 | WD FR STUC 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2.5 100 |
| 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 | 1,120 | 100 | 2007 | 1,120 | 106,843 |
| FGR | 441 | 55 | 2007 | 243 | 23,181 |
| FOP | 24 | 30 | 2007 | 7 | 668 |
| FSP | 180 | 40 | 2007 | 72 | 6,869 |
| FUS | 1,125 | 100 | 2007 | 1,125 | 107,320 |
| TOTALS | 2,890 | | | 2,567 | 244,880 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,567 | 99.8400 | 104.83 | 269,099 | 2007 | 2007 | 0 | 0 | 0 | 9.00 | 91.00 |

1 SINGLE FAM 100% - 2022 Heated Area: 2245 HX Base Yr 2022




65013 LAGOON FOREST DR, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 07/23/2007 | JM | LGL DATE | |
| XF DATE | 07/23/2007 | JM | LAND DATE | 04/09/2026 MLU |
| 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 | | 244,880 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 54,000 |
| TOTAL MARKET VALUE | | 298,880 |
| SOH/AGL Deduction | | 62,998 |
| ASSESSED VALUE | | 235,882 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 184,471 |
| TOTAL JUST VALUE | | 298,880 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 293,596 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B19293 | NEW CONSTR | 0 | 01/01/2007 |
| C19293 | CO ISSUED | 0 | 01/01/2007 |
| M12379 | MECH OTHER | 0 | 01/01/2007 |
| R10006 | REPAIR/RRF | 8,000 | 01/01/2007 |
| E18608 | ELEC OTHER | 2,000 | 01/01/2007 |
| P11983 | OTHER | 0 | 01/01/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2470/1932 | 6/14/2021 | WD | Q | I | 01 | 300,000 |
| GRANTOR: HOWLETT WILMA J & JOS | | | | | | |
| GRANTEE: MUNOZ ERIN & ANDREW | | | | | | |
| 2170/0865 | 10/16/2017 | WD | U | I | 11 | 100 |
| GRANTOR: CADDELL JAMES C & ERI | | | | | | |
| GRANTEE: HOWLETT JOSEPH A & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2007] W17 FSP=[YR=2007] N10 W18 S10 E18$ W23 S28 E11 FOP=[YR=2007] S3 E8 FGR=[YR=2007] S18 E21 N21 W21 S3$ N3 W8$ E29 N28$ PTR=E15 FUS=[YR=2007] E40 S30 W21 N15 W4 S10 W3 S5 W12 N30$ W15$.

## 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 | 100 | 0006 | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 54,000.00 | 54,000.00 | 54,000 | | | | | | | |

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS