LOT 165
RIVER GLEN #1 PB 7/263

POORE COREY ETHAN
65033 LAGOON FOREST DRIVE
YULEE, FL 32097

2026

11-2N-26-1830-0165-0000

BUILDING CHARACTERISTICS

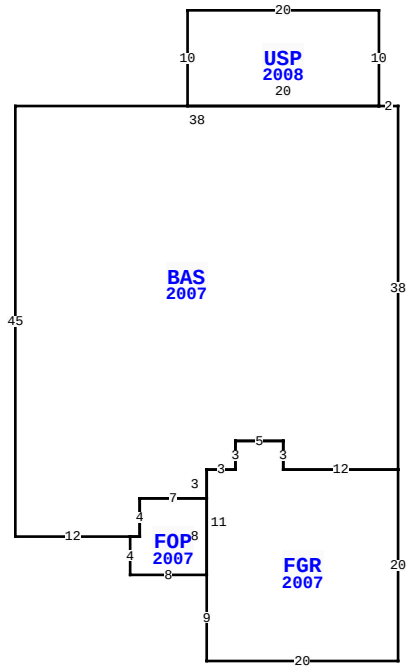
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,617	100	2007	1,617	163,524
FGR	415	55	2007	228	23,058
FOP	60	30	2007	18	1,820
USP	200	30	2008	60	6,068
TOTALS	2,292			1,923	194,470

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,923	105.8400	111.13	213,703	2007	2007	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2021 Heated Area: 1617 HX Base Yr 2021



BLD DATE	01/11/2008 KK	LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

65033 LAGOON FOREST DR, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		194,470
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		248,470
SOH/AGL Deduction		52,535
ASSESSED VALUE		195,935
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		144,524
TOTAL JUST VALUE		248,470
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C19292	CO ISSUED	0	01/01/2007
E18607	ELEC OTHER	1,500	01/01/2007
M12378	MECH OTHER	0	01/01/2007
R10005	REPAIR/RRF	8,000	01/01/2007
B19292	NEW CONSTR	151,668	01/01/2007
P11975	OTHER	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2413/0329	11/16/2020	WD	Q	I	01	155,000
GRANTOR: HOOD KENNETH						
GRANTEE: POORE COREY ETHAN						
1946/1581	9/18/2014	SW	U	I	12	140,000
GRANTOR: BAYVIEW LOAN SERVICIN						
GRANTEE: HOOD KENNETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W2 USP=[YR=2008] N10 W20 S10 E20$ W38 S45 E12
FOP=[YR=2007] S4 E8 FGR=[YR=2007] S9 E20 N20 W12 N3 W5 S3
W3 S11$ N8 W7 S4 W1$ E1 N4 E7 N3 E3 N3 E5 S3 E12 N38$.

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