LOT 166
RIVER GLEN #1 PB 7/263

ASHE AMBER/PRICE CHRISTOPHER MICHAEL
65039 LAGOON FOREST DR
YULEE, FL 32097

2026

11-2N-26-1830-0166-0000

BUILDING CHARACTERISTICS

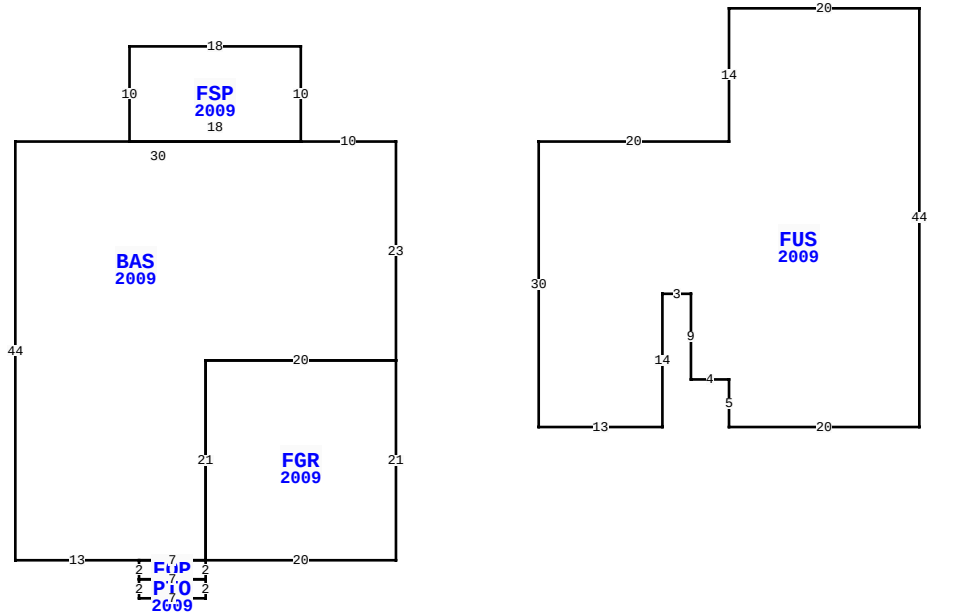
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,340	100	2009	1,340	128,014
FGR	420	55	2009	231	22,068
FOP	14	30	2009	4	382
FSP	180	40	2009	72	6,878
FUS	1,418	100	2009	1,418	135,465
PTO	14	5	2009	1	96
TOTALS	3,386			3,066	292,903

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,066	98.9000	103.84	318,373	2009	2009	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2024 Heated Area: 2758 HX Base Yr 2024



65039 LAGOON FOREST DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 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		292,903
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		346,903
SOH/AGL Deduction		1,240
ASSESSED VALUE		345,663
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		289,252
TOTAL JUST VALUE		346,903
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21529	CO ISSUED	0	11/01/2009
E20903	ELEC OTHER	2,000	06/01/2008
R11331	REPAIR/RRF	2,100	06/01/2008
B21529	NEW CONSTR	221,562	06/01/2008
M13889	2-2 TON UNITS	0	06/01/2008
P13265	OTHER	0	06/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2676/1768	10/23/2023	QC	U	I	11	94,200
GRANTOR: CUNNINGHAM SHANNON						
GRANTEE: ASHE AMBER						
2630/1941	4/11/2023	WD	Q	I	01	355,000
GRANTOR: THE JEAN A LUALHATI S						
GRANTEE: ASHE AMBER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W10 FSP=[YR=2009] N10 W18 S10 E18$ W30 S44 E13 FOP=[YR=2009] S2 PTO=[YR=2009] S2 E7 N2 W7$ E7 N2 W7$ E7 FGR=[YR=2009] E20 N21 W20 S21$ N21 E20 N23$ PTR=E15 FUS=[YR=2009] E20 N14 E20 S44 W20 N5 W4 N9 W3 S14 W13 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 04/30/2024 BY KBA Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS