LOT 173
RIVER GLEN #1 PB 7/263

BIANCHINI KAREN
65065 LAGOON FOREST DRIVE
YULEE, FL 32097

2026

11-2N-26-1830-0173-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 40
Interior Floo	14	CARPET 40
Interior Floo	11	CLAY TILE 20
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

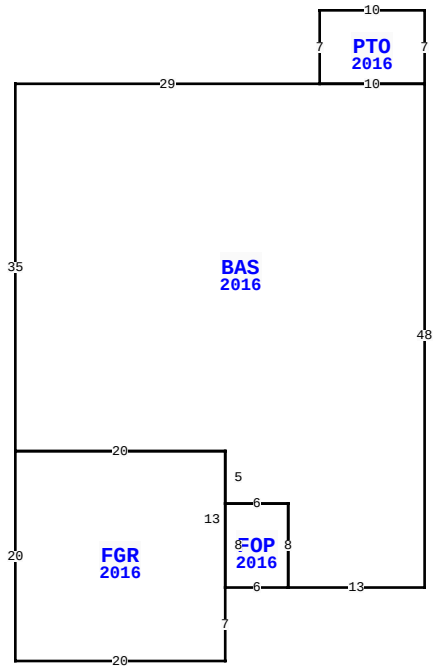
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,564	100	2016	1,564	183,432
FGR	400	55	2016	220	25,802
FOP	48	30	2016	14	1,642
PTO	70	5	2016	4	469
TOTALS	2,082			1,802	211,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,802	113.4000	119.07	214,564	2016	2021	0	0	0	1.50	98.50

1 SINGLE FAM 100% - 2024 Heated Area: 1564 HX Base Yr 2024



65065 LAGOON FOREST DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		211,346
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		265,346
SOH/AGL Deduction		0
ASSESSED VALUE		265,346
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		208,935
TOTAL JUST VALUE		265,346
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531443	CO ISSUED	0	02/12/2016
B1531443	NEW CONSTR	196,350	11/01/2015
B19934	NEW CONSTR	246,246	05/01/2007
E19271	ELEC OTHER	1,800	05/01/2007
M12936	MECH OTHER	0	05/01/2007
P12388	OTHER	0	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2627/0182	3/15/2023	TD	Q	I	01	310,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: BIANCHINI KAREN						
2559/0844	4/27/2022	WD	U	I	37	316,400
GRANTOR: WELSCH JEFFREY A & CA						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2016] W10 S7 BAS=[YR=2016] W29 S35 FGR=[YR=2016] S20 E20 N7 FOP=[YR=2016] E6 N8 W6 S8$ N13 W20$ E20 S5 E6 S8 E13 N48 W10$ E10 N7$.

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