LOT 179
RIVER GLEN #1 PB 7/263

EBERHARDT BRANDON L/MCCARTER CIERRA L
65101 LAGOON FOREST DR
YULEE, FL 32097

2026

11-2N-26-1830-0179-0000

BUILDING CHARACTERISTICS

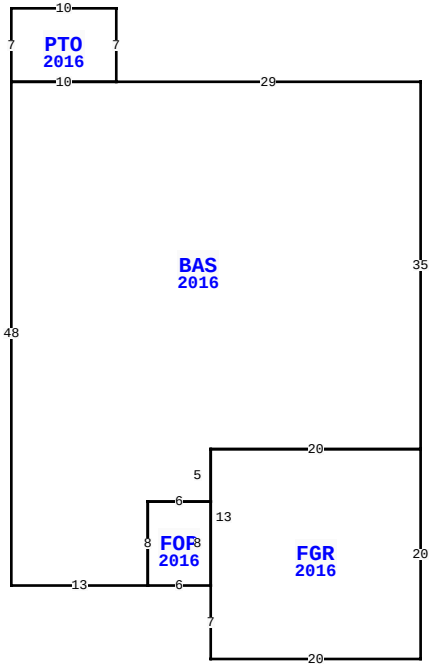
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	173,416
FGR	400	55	2016	220	24,394
FOP	48	30	2016	14	1,552
PTO	70	5	2016	4	444
TOTALS	2,082			1,802	199,806

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	110.0000	115.50	208,131	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2021 Heated Area: 1564 HX Base Yr 2021



65101 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		199,806
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		253,806
SOH/AGL Deduction		53,652
ASSESSED VALUE		200,154
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		148,743
TOTAL JUST VALUE		253,806
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632594	CO ISSUED	0	11/21/2016
B1632597	NEW CONSTR	196,350	06/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2368/1860	6/15/2020	WD	Q	I	01	208,500
GRANTOR: DOENGES RANDY M & MIS						
GRANTEE: EBERHARDT BRANDON L						
2084/1959	11/21/2016	SW	Q	I	01	151,400
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: DOENGES RANDY M & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W29 PTO=[YR=2016] N7 W10 S7 E10$ W10 S48 E13
FOP=[YR=2016] E6 FGR=[YR=2016] S7 E20 N20 W20 S13$ N8 W6 S8$
N8 E6 N5 E20 N35$.

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