LOT 180
IN OR 2294/295
RIVER GLEN #1 PB 7/263

CROFTON JAY A & WHITNEY N
65105 LAGOON FOREST DR
YULEE, FL 32097

2026

11-2N-26-1830-0180-0000

NASSAU COUNTY PROPERTY

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

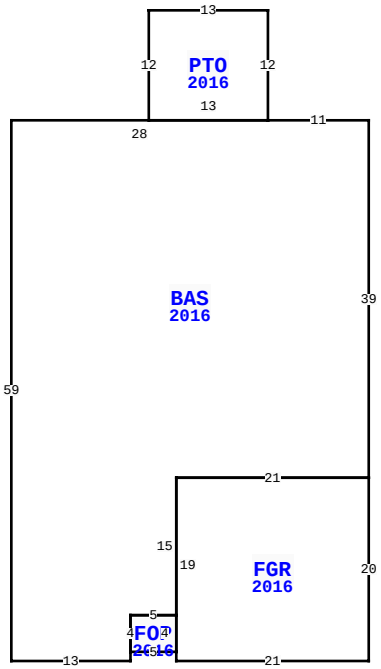
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	2016	1,856	199,842
FGR	420	55	2016	231	24,873
FOP	20	30	2016	6	646
PTO	156	5	2016	8	861
TOTALS	2,452			2,101	226,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,101	106.8200	112.16	235,648	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2020 Heated Area: 1856 HX Base Yr 2020



65105 LAGOON FOREST DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		226,222
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		280,222
SOH/AGL Deduction		71,865
ASSESSED VALUE		208,357
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		156,946
TOTAL JUST VALUE		280,222
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631665	CO ISSUED	0	04/22/2016
B1631665	NEW CONSTR	228,722	02/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2605/1726	11/21/2022	WD	U	I	16	100,000
GRANTOR: CROFTON WHITNEY N F/K						
GRANTEE: CROFTON JAY A & WHI						
2294/0295	7/29/2019	WD	Q	I	01	214,900
GRANTOR: COPELAND JUSTIN & GRE						
GRANTEE: HARGRAVES WHITNEY N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W11 PTO=[YR=2016] N12 W13 S12 E13$ W28 S59 E13 N1 FOP=[YR=2016] E5 FGR=[YR=2016] S1 E21 N20 W21 S19$ N4 W5 S4$ N4 E5 N15 E21 N39$.

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