LOT 181
IN OR 2074/1082
RIVER GLEN #1 PB 7/263

HARRIS DESMOND
65109 LAGOON FOREST DR
YULEE, FL 32097

2026

11-2N-26-1830-0181-0000

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		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

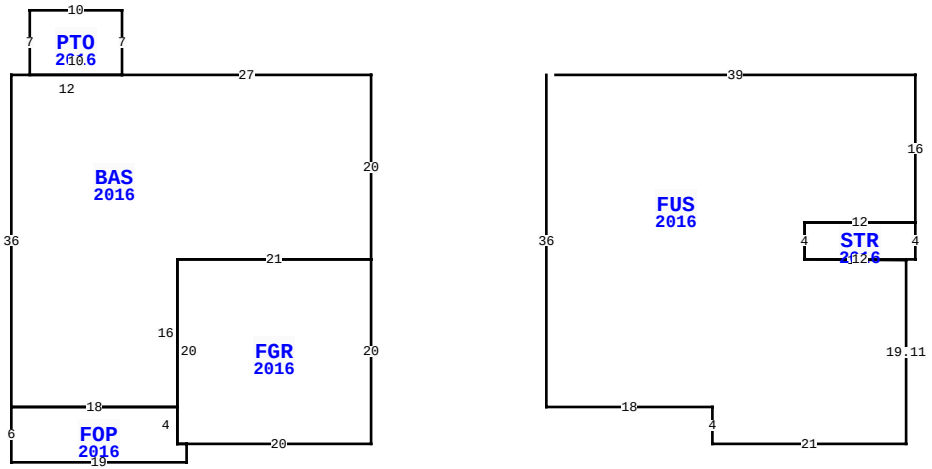
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,068	100	2016	1,068	112,647
FGR	420	55	2016	231	24,365
FOP	110	30	2016	33	3,481
FUS	1,460	100	2016	1,460	153,994
PTO	70	5	2016	4	421
STR	48	10	2016	5	527
TOTALS	3,176			2,801	295,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,801	104.6400	109.87	307,746	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2026 Heated Area: 2528 HX Base Yr



65109 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		295,436
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		349,436
SOH/AGL Deduction		0
ASSESSED VALUE		349,436
TOTAL EXEMPTION VALUE	13	349,436
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		349,436
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632134	CO ISSUED	0	09/27/2016
B1632134	NEW CONSTR	305,850	04/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2074/1082	9/27/2016	SW	Q	I	01	192,400
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: HARRIS DESMOND						
2008/0816	10/05/2015	SW	U	V	30	752,000
GRANTOR: RL REGI FLORIDA LLC						
GRANTEE: D R HORTON INC JACK						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2016;ORIG=20,0] E39 S16 W12 S4 D0.1R11 D19.11R0 W21 N4 W18 N36 $
BAS=[YR=2016;ORIG=0,0] W27 W12 S36 E18 N16 E21 N20 $
FGR=[YR=2016;ORIG=-20,40] E20 N20 W21 S20 E1 $
FOP=[YR=2016;ORIG=-39,36] S6 E19 N2 W1 N4 W18 $
PTO=[YR=2016;ORIG=-27,0] N7 W10 S7 E10 $
STR=[YR=2016;ORIG=59,16] S4 W12 N4 E12 $
PTR=[ORIG=0,0] E20 W20 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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