

LOT 182
IN OR 1989/28
RIVER GLEN #1 PB 7/263

RICKS MATTHEW & MELISSA
65121 LAGOON FOREST DRIVE
YULEE, FL 32097

2026

11-2N-26-1830-0182-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

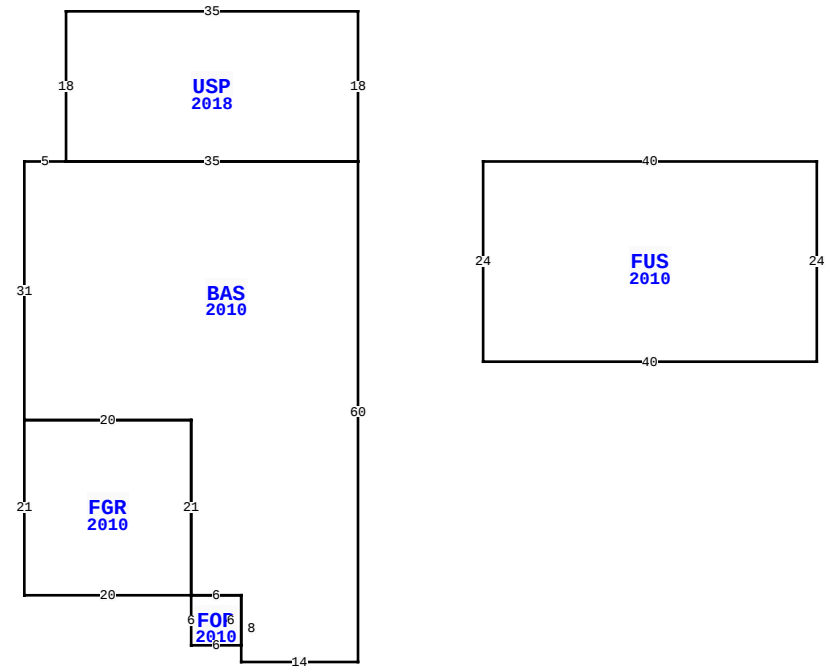
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

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	1,772	100	2010	1,772	168,630
FGR	420	55	2010	231	21,983
FOP	36	30	2010	11	1,047
FUS	960	100	2010	960	91,358
USP	630	30	2018	189	17,986

TOTALS	3,818			3,163	301,003
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
2	0860	POOL/SPA
4	0910	SCRN RM L

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,163	97.9800	102.88	325,409	2010	2010	0	0	7.50	92.50
1 SINGLE FAM 100% - 2017 Heated Area: 2732 HX Base Yr 2017											
											
65121 LAGOON FOREST DR, YULEE											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/09/2026 MLU											

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY			STANDARD	
VALUATION BY			Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE			301,003	
TOTAL MARKET OB/XF VALUE			60,241	
TOTAL LAND VALUE - MARKET			54,000	
TOTAL MARKET VALUE			415,244	
SOH/AGL Deduction			142,802	
ASSESSED VALUE			272,442	
TOTAL EXEMPTION VALUE			HX HB 51,411	
BASE TAXABLE VALUE			221,031	
TOTAL JUST VALUE			415,244	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			396,524	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009944	XFOB	26,538	09/20/2019
19004383	SWIM POOL	112,083	06/01/2019
1702244	ADDITION	12,267	06/01/2017
C23768	CO ISSUED	0	10/01/2010
E22868	NEW CONSTR	0	08/01/2010
E22824	NEW CONSTR	0	08/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1989/0028	6/29/2015	WD	Q	I	01	199,900
GRANTOR: MCMILLEN MELISSA D						
GRANTEE: RICKS MATTHEW & MEL						
1709/0902	11/05/2010	WD	Q	I	01	182,500
GRANTOR: MARONDA HOMES INC OF						
GRANTEE: MCMILLEN MELISSA D						

BUILDING NOTES		

BUILDING DIMENSIONS		
USP=[YR=2018] N18 W35 S18 BAS=[YR=2010] W5 S31 FGR=[YR=2010] S21 E20 FOP=[YR=2010] S6 E6 N6 W6\$ N21 W20\$ E20 S21 E6 S8 E14 N60 W35\$ E35\$ PTR=E15 FUS=[YR=2010] E40 S24 W40 N24\$ W15\$.		

LAND DESCRIPTION			TOTAL OB/XF 60,241														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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