LOT 184
RIVER GLEN #1 PB 7/263

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

2026

11-2N-26-1830-0184-0000

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	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

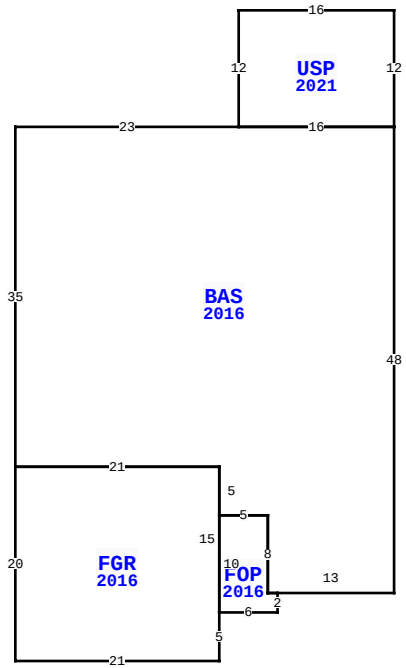
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,559	100	2016	1,559	169,404
FGR	420	55	2016	231	25,101
FOP	52	30	2016	16	1,739
USP	192	30	2021	58	6,302
TOTALS	2,223			1,864	202,547

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,864	107.8000	113.19	210,986	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 0% - 0 Heated Area: 1559 HX Base Yr



65133 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	202,547
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	256,547
SOH/AGL Deduction	0
ASSESSED VALUE	256,547
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	256,547
TOTAL JUST VALUE	256,547
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	255,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632595	CO ISSUED	0	11/29/2016
B1632595	NEW CONSTR	196,685	06/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2403/1732	10/27/2020	WD	Q	I	01	215,000
GRANTOR: STEFAN LINDA J						
GRANTEE: RICKS MATTHEW & MEL						
2086/0697	11/30/2016	SW	Q	I	01	151,200
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: STEFAN LINDA J						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2021] W16 S12 BAS=[YR=2016] W23 S35FGR=[YR=2016] S20 E21 N5 FOP=[YR=2016] E6 N2 W1 N8 W5 S10$ N15 W21$ E21 S5 E5 S8 E13 N48 W16$ E16 N12$.

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	0	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