LOT 185
RIVER GLEN #1 PB 7/263

NIX JOANNE
65130 LAGOON FOREST DR
YULEE, FL 32097

2026

11-2N-26-1830-0185-0000

BUILDING CHARACTERISTICS

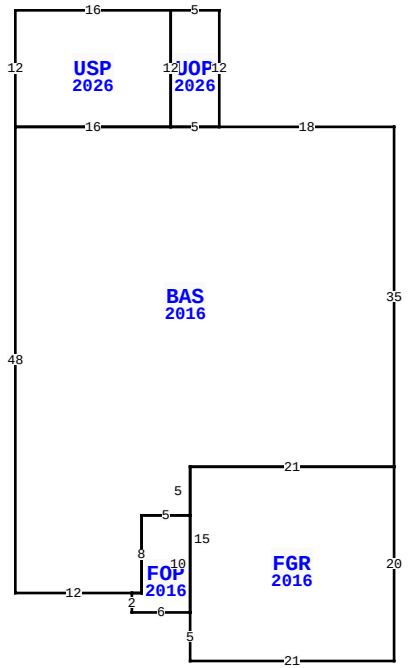
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,559	100	2016	1,559	169,404
FGR	420	55	2016	231	25,101
FOP	52	30	2016	16	1,739
UOP	60	20	2026	12	1,304
USP	192	30	2026	58	6,302
TOTALS	2,283			1,876	203,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,876	107.8000	113.19	212,344	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2017 Heated Area: 1559 HX Base Yr 2017



65130 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		203,850
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		257,850
SOH/AGL Deduction		96,875
ASSESSED VALUE		160,975
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		109,564
TOTAL JUST VALUE		257,850
NCON VALUE		3,601
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,473

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25004019	911 12*21 W/ROOF	8,606	04/16/2025
B1632521	CO ISSUED	0	11/03/2016
B1632521	NEW CONSTR	196,685	06/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2367/0540	5/15/2020	QC	U	I	11	90,200
GRANTOR: NIX JOANNE & STEVEN B						
GRANTEE: NIX JOANNE						
2082/0670	11/04/2016	SW	Q	I	01	147,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: NIX JOANNE ET AL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016;ORIG=0,0] W18 W5 W16 S48 E12 E1 N8 E5 N5 E21 N35 $
FGR=[YR=2016;ORIG=-21,50] S5 E21 N20 W21 S15 $
FOP=[YR=2016;ORIG=-27,48] S2 E6 N10 W5 S8 W1 $
USP=[YR=2026;ORIG=-39,0] E16 N12 W16 S12 $
UOP=[YR=2026;ORIG=-23,0] E5 N12 W5 S12 $
.

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 06/03/2025 BY TW Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS