LOT 186
RIVER GLEN #1 PB 7/263

NIX LISA M & CHRISTOPHER R
65124 LAGOON FOREST DR
YULEE, FL 32097

2026

11-2N-26-1830-0186-0000

BUILDING CHARACTERISTICS

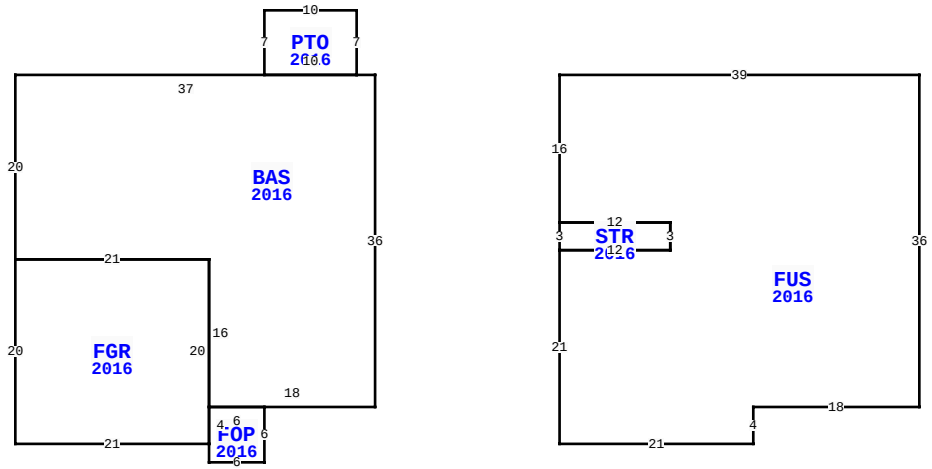
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	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	1,068	100	2016	1,068	102,087
FGR	420	55	2016	231	22,081
FOP	36	30	2016	11	1,052
FUS	1,452	100	2016	1,452	138,792
PTO	70	5	2016	4	382
STR	36	10	2016	4	382
TOTALS	3,082			2,770	264,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
0100	01	2,770	104.6400	109.87	304,340	2016	2016	0	0	9	4.00	87.00

1 SINGLE FAM 100% - 2026 Heated Area: 2520 HX Base Yr 2026



65124 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		264,776
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		318,776
SOH/AGL Deduction		0
ASSESSED VALUE		318,776
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		267,365
TOTAL JUST VALUE		318,776
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,123

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631739	CO ISSUED	0	06/08/2016
B1631739	NEW CONSTR	303,283	02/01/2016
P12964	OTHER	0	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2826/378	10/17/2025	WD	Q	I	01	340,000
GRANTOR: DAWSON JEREMIAH T						
GRANTEE: NIX LISA M & CHRIST						
2385/0497	8/18/2020	WD	Q	I	01	255,000
GRANTOR: WHEELER DAMON ROBERT						
GRANTEE: DAWSON JEREMIAH T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W2 PTO=[YR=2016] N7 W10 S7 E10$ W37 S20
FGR=[YR=2016] S20 E21 FOP=[YR=2016] S2 E6 N6 W6 S4$ N20 W21$
E21 S16 E18 N36 $ PTR=E20 FUS=[YR=2016] E39 S36 W18 S4 W21
N21 STR=[YR=2016] N3 E12 S3 W12$E12 N3 W12 N16$ W20$.

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