LOT 209
RIVER GLEN #1 PB 7/263

**SALTER RICHARD E III & MEGAN LEE**
65028 LAGOON FOREST DRIVE
YULEE, FL 32097

**2026**

**11-2N-26-1830-0209-0000**

## BUILDING CHARACTERISTICS

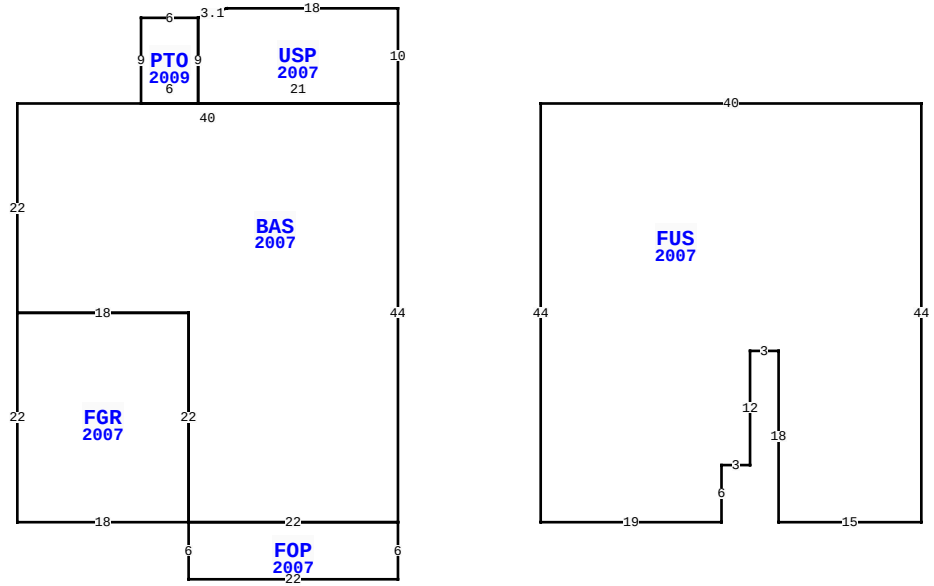
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 50 |
| Exterior Wall | 16 | WD FR STUC 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 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 | 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 | 1,364 | 100 | 2007 | 1,364 | 121,107 |
| FGR | 396 | 55 | 2007 | 218 | 19,356 |
| FOP | 132 | 30 | 2007 | 40 | 3,552 |
| FUS | 1,688 | 100 | 2007 | 1,688 | 149,875 |
| PTO | 54 | 5 | 2009 | 3 | 267 |
| USP | 209 | 30 | 2007 | 63 | 5,594 |
| TOTALS | 3,843 | | | 3,376 | 299,750 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,376 | 92.9200 | 97.57 | 329,396 | 2007 | 2007 | 0 | 0 | 0 | 9.00 | 91.00 |

1 SINGLE FAM 0% - 2023 Heated Area: 3052 HX Base Yr




65028 LAGOON FOREST DR, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 07/23/2007 | JM | LGL DATE | |
| XF DATE | 07/23/2007 | JM | LAND DATE | 04/09/2026 MLU |
| INC DATE | | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 299,750 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 54,000 |
| TOTAL MARKET VALUE | 353,750 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 353,750 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 353,750 |
| TOTAL JUST VALUE | 353,750 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 349,586 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B22248 | SCRN PORCH | 3,000 | 02/01/2009 |
| C19305 | CO ISSUED | 0 | 01/01/2007 |
| E18630 | ELEC OTHER | 2,000 | 01/01/2007 |
| M12385 | MECH OTHER | 0 | 01/01/2007 |
| R10013 | REPAIR/RRF | 8,000 | 01/01/2007 |
| B19305 | NEW CONSTR | 253,308 | 01/01/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2579/1661 | 7/18/2022 | WD | Q | I | 01 | 415,000 |
| GRANTOR: KOMMA JUSTIN L | | | | | | |
| GRANTEE: SALTER RICHARD ELTO | | | | | | |
| 1873/1565 | 7/25/2013 | QC | U | I | 11 | 100 |
| GRANTOR: KOMMA JUSTIN L | | | | | | |
| GRANTEE: KOMMA JUSTIN L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

USP=[YR=2007] N10 W18 D1 L3 PTO=[YR=2009] W6 S9 E6 N9$ S9 E21$ BAS=[YR=2007] W40 S22 FGR=[YR=2007] S22 E18 N22 W18$ E18 S22 FOP=[YR=2007] S6 E22 N6 W22$ E22 N44$ PTR= E15 FUS=[YR=2007] E40 S44 W15 N18 W3 S12 W3 S6 W19 N44$ W15$.

## 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 | 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