LOT 210
IN OR 2007/1912
RIVER GLEN #1 PB 7/263

WILLIAMS THOMAS OZMER JR
65022 LAGOON FOREST DR
YULEE, FL 32097

2026

11-2N-26-1830-0210-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

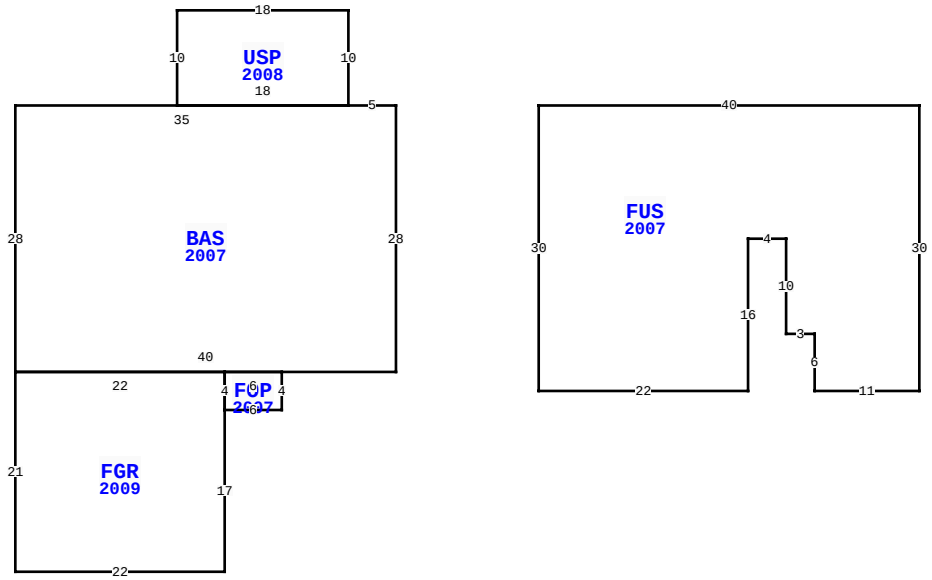
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,120	100	2007	1,120	111,368
FGR	462	55	2009	254	25,257
FOP	24	30	2007	7	696
FUS	1,118	100	2007	1,118	111,169
USP	180	30	2008	54	5,370
TOTALS	2,904			2,553	253,859

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,553	104.0640	109.27	278,966	2007	2007	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2016 Heated Area: 2238 HX Base Yr 2016



65022 LAGOON FOREST DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		253,859
TOTAL MARKET OB/XF VALUE		744
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		308,603
SOH/AGL Deduction		112,789
ASSESSED VALUE		195,814
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		139,403
TOTAL JUST VALUE		308,603
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,135

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C19291	CO ISSUED	188,826	01/01/2007
E18606	ELEC OTHER	1,500	01/01/2007
M12377	MECH OTHER	0	01/01/2007
R10004	REPAIR/RRF	8,000	01/01/2007
B19291	NEW CONSTR	188,826	01/01/2007
P11973	OTHER	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2007/1912	9/29/2015	WD	Q	I	02	157,000
GRANTOR: KEBERT SCOTT D & TERE						
GRANTEE: WILLIAMS THOMAS OZM						
1608/0302	2/27/2009	WD	Q	I	01	199,900
GRANTOR: MARONDA HOMES INC						
GRANTEE: KEBERT SCOTT D & TE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W5 USP=[YR=2008] N10 W18 S10 E18$ W35 S28
FGR=[YR=2009] S21 E22 N17FOP=[YR=2007] E6 N4 W6 S4$ N4 W22 $
E40 N28$ PTR= E15 FUS=[YR=2007] E40 S30 W11 N6 W3 N10 W4 S16
W22 N30$ 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
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	2009	2009	3	31	744	

LAND DESCRIPTION

TOTAL OB/XF 744

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