LOT 213
IN OR 2106/863
RIVER GLEN #1 PB 7/263

HUGHES JOSHUA K & CATHERINE L
65006 LAGOON FOREST DR
YULEE, FL 32097

2026

11-2N-26-1830-0213-0000

NASSAU COUNTY PROPERTY

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

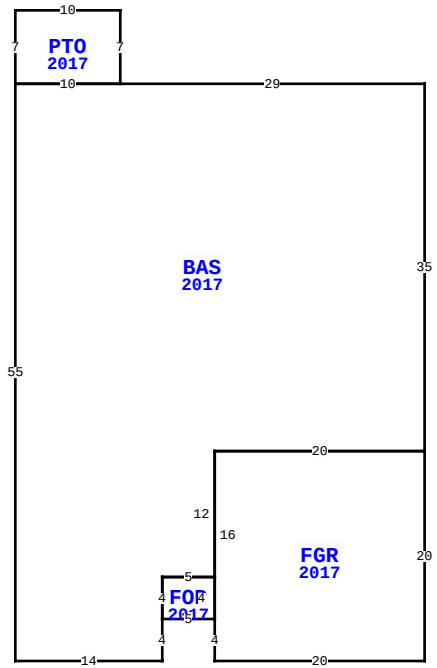
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,705	100	2017	1,705	186,234
FGR	400	55	2017	220	24,030
FOP	20	30	2017	6	655
PTO	70	5	2017	4	437
TOTALS	2,195			1,935	211,357

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,935	107.8000	113.19	219,023	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2018 Heated Area: 1705 HX Base Yr 2018



65006 LAGOON FOREST DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		211,357
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		265,357
SOH/AGL Deduction		93,061
ASSESSED VALUE		172,296
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		120,885
TOTAL JUST VALUE		265,357
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001943	CO ISSUED	0	03/10/2017
B1632989	NEW CONSTR	211,832	09/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2106/0863	3/10/2017	SW	Q	I	01	157,900
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HUGHES JOSHUA K & C						
2064/1840	8/12/2016	SW	U	V	30	322,500
GRANTOR: RL REGI FLORIDA LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W29 PTO=[YR=2017] N7 W10 S7 E10$ W10 S55 E14 N4 FOP=[YR=2017] E5 FGR=[YR=2017] S4 E20 N20 W20 S16$ N4 W5 S4$ N4 E5 N12 E20 N35$.

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