LOT 421
RIVER GLEN PHASE 2 OR 2452/929

BRITTINGHAM SCOTT WALTER/BRITTINGHAM STEPHANIE WRI
65240 LAGOON FOREST DR
YULEE, FL 32097

2026

13-2N-26-1832-0421-0000

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		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

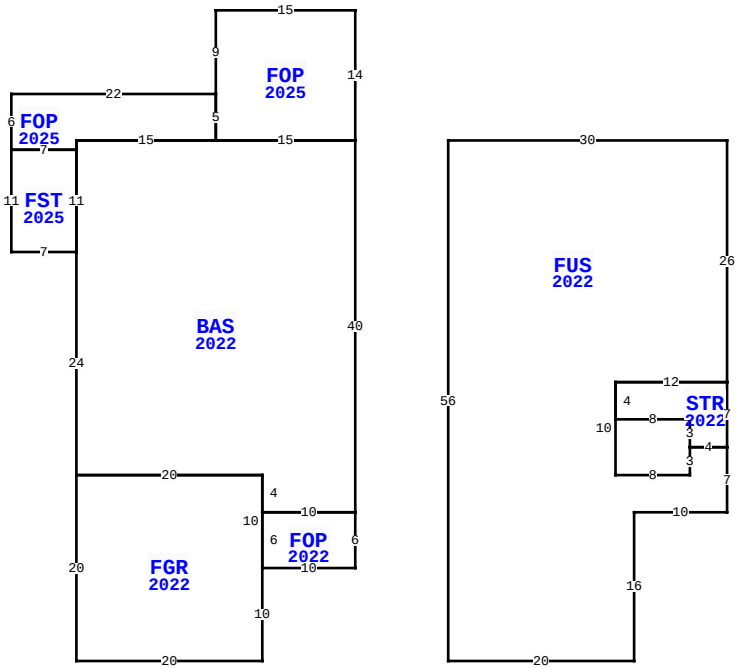
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	2022	1,120	117,100
FGR	400	55	2022	220	23,002
FOP	60	30	2022	18	1,882
FOP	117	30	2025	35	3,659
FOP	210	30	2025	63	6,586
FST	77	55	2025	42	4,392
FUS	1,412	100	2022	1,412	147,630
STR	60	10	2022	6	628
TOTALS	3,456			2,916	304,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,916	100.5800	105.61	307,959	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2024 Heated Area: 2532 HX Base Yr 2024



65240 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		304,879
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		408,879
SOH/AGL Deduction		0
ASSESSED VALUE		408,879
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		357,468
TOTAL JUST VALUE		408,879
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,873

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230015513	SCRN ENCLSR	11,491	12/05/2023
SP230015276	POOL	55,000	11/29/2023
21016613	CO ISSUED	0	01/19/2023
21016613	NEW CONSTR	395,685	12/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2617/1029	1/31/2023	SW	Q	I	01	353,700

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: BRITTINGHAM SCOTT W

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2022;ORIG=10,0] E30 S26 W12 S10 E8 N3 E4 S7 W10 S16 W20 N56 $
BAS=[YR=2022;ORIG=0,0] W15 W15 S1 S11 S24 E20 S4 E10 N40 $
FGR=[YR=2022;ORIG=-30,36] S20 E20 N10 N10 W20 $
FOP=[YR=2022;ORIG=-10,46] E10 N6 W10 S6 $
STR=[YR=2022;ORIG=40,26] S7 W4 N3 W8 N4 E12 $
PTR=[ORIG=0,0] E10 W10 $
FOP=[YR=2025;ORIG=0,0] W15 N5 N9 E15 S14 $
FST=[YR=2025;ORIG=-30,1] W7 S11 E7 N11 $
FOP=[YR=2025;ORIG=-15,-5] W22 S6 E7 N1 E15 N5 $
.

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
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 50,000

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 06/05/2024 BY TW Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS