LOT 425
RIVER GLEN PHASE 2 OR 2452/929

MCRAITH MATTHEW JOHN WALSH/LEKAS SOPHIE ANN
65206 LAGOON FOREST DR
YULEE, FL 32097

2026

13-2N-26-1832-0425-0000

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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

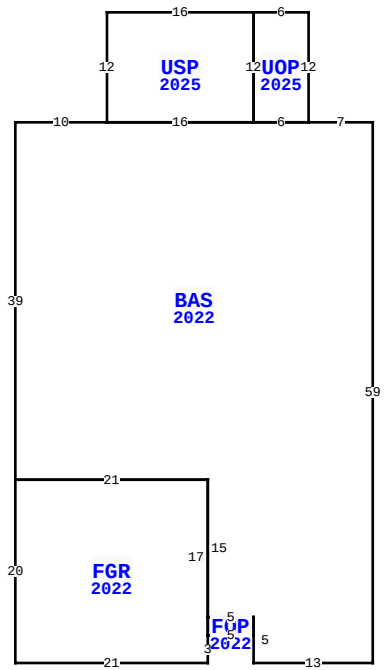
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	2022	1,856	206,087
FGR	420	55	2022	231	25,650
FOP	10	30	2022	3	333
UOP	72	20	2025	14	1,554
USP	192	30	2025	58	6,440
TOTALS	2,550			2,162	240,065

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,162	106.8200	112.16	242,490	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 1856 HX Base Yr 2025



65206 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		240,065
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		294,065
SOH/AGL Deduction		0
ASSESSED VALUE		294,065
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		242,654
TOTAL JUST VALUE		294,065
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240009779	ADDING A COMPOSIT	9,244	08/23/2024
21011204	CO ISSUED	0	07/28/2022
21011204	NEW CONSTR	266,727	08/24/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2699/981	3/04/2024	WD	Q	I	01	345,000
GRANTOR: HODGES MIKAYLA & WYAT						
GRANTEE: MCRAITH MATTHEW JOH						
2581/0909	7/29/2022	SW	Q	I	01	311,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: NELSON MIKAYLA & WY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W7 W6 W16 W10 S39 E21 S15 E5 S5 E13 N59 $
FGR=[YR=2022;ORIG=-39,39] S20 E21 N3 N17 W21 $
FOP=[YR=2022;ORIG=-18,56] E5 N2 W5 S2 $
USP=[YR=2025;ORIG=-29,0] E16 N12 W16 S12 $
UOP=[YR=2025;ORIG=-13,0] E6 N12 W6 S12 $
.

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 12/17/2024 BY TW Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS