LOT 426
RIVER GLEN PHASE 2 OR 2452/929

HAND JOSHUA STEPHEN & TERRA SAMANTHA
65196 LAGOON FOREST DR
YULEE, FL 32097

2026

13-2N-26-1832-0426-0000

BUILDING CHARACTERISTICS

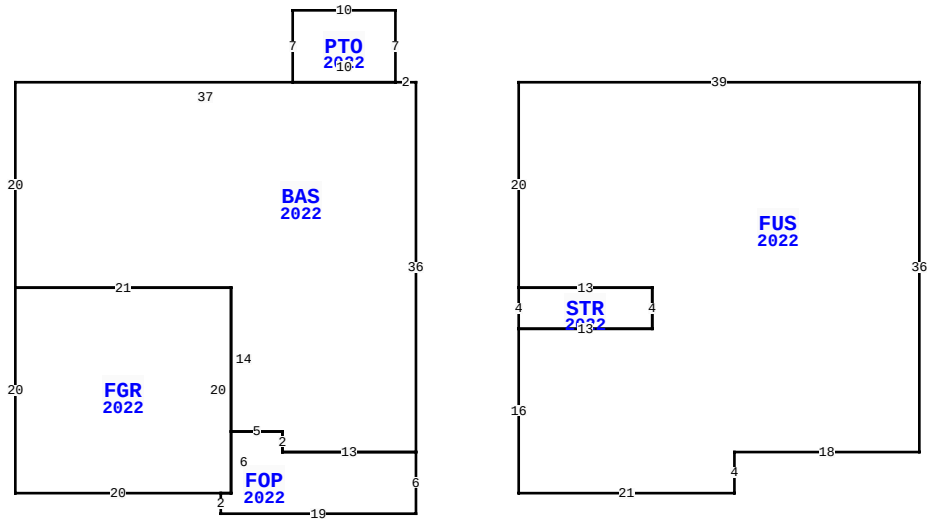
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	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	1,058	100	2022	1,058	116,138
FGR	420	55	2022	231	25,357
FOP	120	30	2022	36	3,952
FUS	1,436	100	2022	1,436	157,632
PTO	70	5	2022	4	440
STR	52	10	2022	5	548
TOTALS	3,156			2,770	304,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,770	105.6000	110.88	307,138	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2026 Heated Area: 2494 HX Base Yr 2026



65196 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		304,067
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		358,067
SOH/AGL Deduction		0
ASSESSED VALUE		358,067
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		306,656
TOTAL JUST VALUE		358,067
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012019	CO ISSUED	0	10/27/2022
21012019	NEW CONSTR	351,779	09/09/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2771/1203	3/03/2025	WD	Q	I	01	385,000
GRANTOR: GRIFFITTS BRADLEY WAD						
GRANTEE: HAND JOSHUA STEPHEN						
2599/1715	10/28/2022	SW	Q	I	01	370,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: WILLIAMS MELISSA K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W2 PTO=[YR=2022] N7 W10 S7 E10$ W37 S20 FGR=[YR=2022] S20 E20 FOP=[YR=2022] S2 E19 N6 W13 N2 W5 S6 W1$ E1 N20 W21$E21 S14 E5 S2 E13 N36$ PTR= E10 FUS=[YR=2022] E39 S36 W18 S4 W21 N16 STR=[YR=2022] N4 E13 S4 W13$ E13 N4 W13 N20$ W10$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS