

SANTOS ANTHONY & ANN
65189 LAGOON FOREST DRIVE
YULEE, FL 32097

2026

13-ZK-Z0-1832-0429-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		31	HARDIE BRD 100		0100	01	1,935	107.8000	113.19	219,023	2022	2022		0	0	0	1.00	99.00	VALUATION BY		STANDARD													
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM 100% - 2025										Heated Area: 1705					HX Base Yr 2025					Tax Group: 4		Tax Dist:							
Roof Cover		03	COMP SHNGL 100		10 7 2 10 29 35 55 10 20 12 16 20 4 5 4 14 20 PTO 2022 BAS 2022 FGR 2022 FOP 2022										BUILDING MARKET VALUE										216,833									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										0									
Interior Floo		08	SHT VINYL 50												TOTAL LAND VALUE - MARKET										54,000									
Interior Floo		14	CARPET 50												TOTAL MARKET VALUE										270,833									
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										143,005									
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										127,828									
Bedrooms			4 100												TOTAL EXEMPTION VALUE										HX HB		51,411							
Bathrooms			2 100												BASE TAXABLE VALUE										76,417									
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										270,833									
Stories		1.	1. 100												NCON VALUE										0									
Units			0 100		INCOME VALUE																													
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										266,154																			
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	2022	1,705	191,059																													
FGR	400	55	2022	220	24,653																													
FOP	20	30	2022	6	672																													
PTO	70	5	2022	4	448																													
TOTALS		2,195			1,935	216,833	65189 LAGOON FOREST DR, YULEE										BLD DATE				LGL DATE		04/09/2026		MLU									