

LOT 189
IN OR 2165/73
RIVER GLEN #1 PB 7/263

OTT TRACEY M
65104 MOSSY CREEK LANE
YULEE, FL 32097

2023

11-2N-26-1830-0189-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 50
Exterior Wall	17 CB STUCCO 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	12 HARDWOOD 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

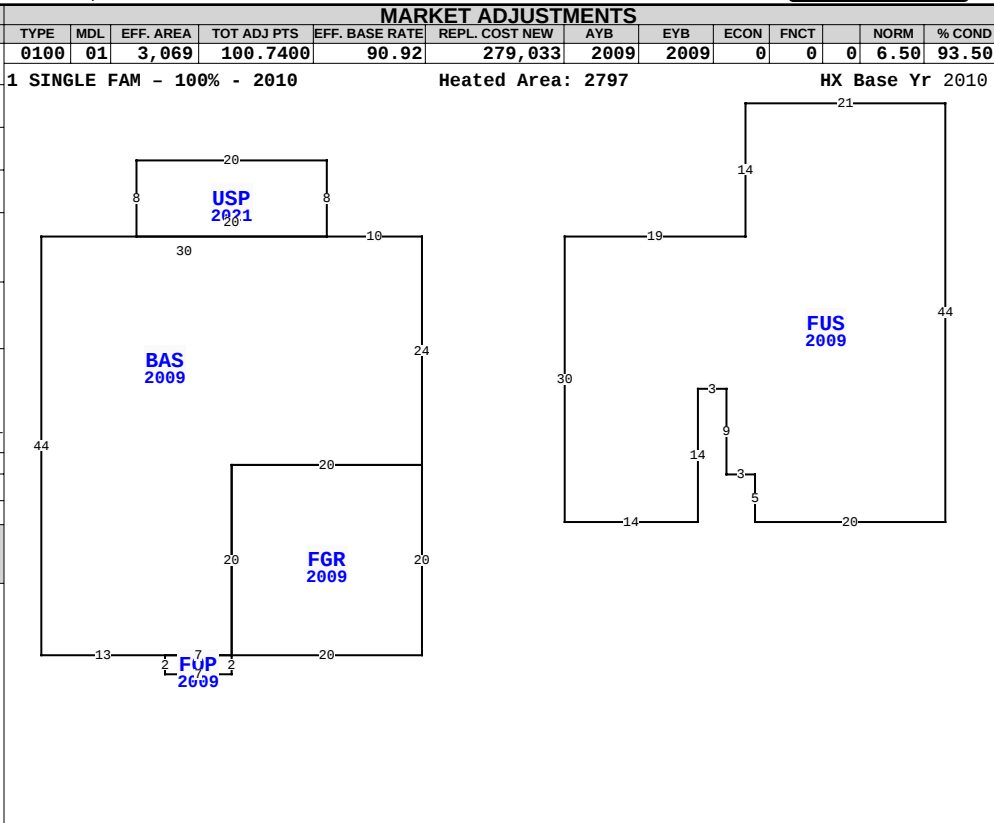
Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 05
NEIGHBORHOOD/LOC	5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,360	100	1,360	115,614
FGR	400	55	220	18,702
FOP	14	30	4	340
FUS	1,437	100	1,437	122,160
USP	160	30	48	4,080

TOTALS	3,371	3,069	260,896
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EXTRA FEATURES											
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	782.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	
4	0476	VF 6 SBPL	0	100	0	0	264.00	LF	32.00	32.00	
5	0752	USP	0	100	20	10	200.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000135	C	SFR CNSVTN	100	0003		0.00	0.00	1.00	UT	



BLD DATE	01/26/2010	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	782.00	SF	5.20	5.20	100	2009	2009	3	91	3,700	
2	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	2009	2009	3	91	177	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2011	2011	3	83	498	
4	0476	VF 6 SBPL	0	100	0	0	264.00	LF	32.00	32.00	100	2011	2011	3	83	7,012	
5	0752	USP	0	100	20	10	200.00	SF	15.00	15.00	100	2011	2011	3	68	2,040	

TOTAL OB/IF											
13,427											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										260,896	
TOTAL MARKET OB/IF VALUE										13,427	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										329,323	
SOH/AGL Deduction										134,008	
ASSESSED VALUE										195,315	
TOTAL EXEMPTION VALUE										55,000	
BASE TAXABLE VALUE										140,315	
TOTAL JUST VALUE										329,323	
NCON VALUE										5,120	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										276,363	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631854	REPAIR/RRF	576	02/01/2016
B24686	ADDITION	7,812	05/01/2011
C22203	CO ISSUED	0	05/11/2009
B22203	NEW CONSTR	209,682	01/01/2009
E21537	ELEC OTHER	2,000	01/01/2009
M14338	MECH OTHER	0	01/01/2009

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2165/0073	11/29/2017	QC	U	I	11	100			
GRANTOR: OTT ANDREW J & TRACEY									
GRANTEE: OTT TRACEY M									
1622/0807	5/28/2009	WD	Q	I	01	203,500			
GRANTOR: MARONDA HOMES INC									
GRANTEE: OTT ANDREW J & TRAC									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2009] W10 USP=[YR=2021] N8 W20 S8 E20\$ W30 S44 E13 FOP=[YR=2009] S2 E7N2 W7\$ E7 FGR=[YR=2009] E20 N20 W20S20\$ N20 E20 N24\$ PTR= E15 FUS=[YR=2009] E19 N14 E21 S44 W20 N5 W3 N9 W3 S14 W14 N30\$ W15\$.											