

LOT 190
IN OR 1621/929
RIVER GLEN #1 PB 7/263

SHUMAKE MICHAEL D
65100 MOSSY CREEK LANE
YULEE, FL 32097

2023

11-2N-26-1830-0190-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 50
Exterior Wall	17 CB STUCCO 50
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
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
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NEIGHBORHOOD/LOC	5009.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,182	100	1,182	99,032
FGR	418	55	230	19,271
FOP	16	30	5	419
FUS	1,688	100	1,688	141,427
PTO	16	5	1	84
PTO	300	5	15	1,256

TOTALS	3,620		3,121	261,489
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	734.00	SF	5.20
2	0810	CONCRETE A	0	0	9	3	27.00	SF	6.50
3	0810	CONCRETE A	0	0	0	0	727.00	SF	6.50
4	0810	CONCRETE A	0	0	0	0	249.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0003		0.00	0.00	1.00

REVIEW DATE	09/25/2019	BY	KBA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,121	99.8200	90.09	281,171	2008	2008	0	0	7.00	93.00	
1 SINGLE FAM - 0% - 0 Heated Area: 2870 HX Base Yr												

65100 MOSSY CREEK LN, YULEE				BLD DATE		12/03/2008		KK		LGL DATE		
				XF DATE						LAND DATE		
				INC DATE		AG DATE						
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
734.00	SF	5.20	5.20	100	2008	2008	3	90	3,435			
27.00	SF	6.50	6.50	100	2008	2008	3	90	158			
727.00	SF	6.50	6.50	100	2019	2019	3	99	4,678			
249.00	SF	6.50	6.50	100	2019	2019	3	99	1,602			

TOTAL OB/XF												
9,873												

Total Acres:	0.00	Total Land Value:	55,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		261,489	
TOTAL MARKET OB/XF VALUE		9,873	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		326,362	
SOH/AGL Deduction		24,983	
ASSESSED VALUE		301,379	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		301,379	
TOTAL JUST VALUE		326,362	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		277,860	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21810	CO ISSUED	0	03/06/2009
E21158	ELEC OTHER	4,900	08/01/2008
B21810	NEW CONSTR	245,652	08/01/2008
M14082	MECH OTHER	0	08/01/2008
P13431	OTHER	0	08/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1621/0929	5/22/2009	WD	Q	I	01	189,900	
GRANTOR: MARONDA HOMES INC OF							
GRANTEE: SHUMAKE MICHAEL D							
1576/0081	7/09/2008	WD	U	V	19	279,200	
GRANTOR: RIVER GLEN LLC							
GRANTEE: MARONDA HOMES INC O							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008] W4 PTO=[YR=2008] N10 W30 S10 E30\$ W36 S18 FGR=[YR=2008] S22 E18 FOP=[YR=2008] S2 PTO=[YR=2008] S2 E8 N2 W8\$ E8 N2 W8\$ E1 N22 W19\$ E19 S22 E21 N40\$ PTR=E15 FUS=[YR=2008] E40 S44 W15 N18 W3 S12 W3 S6 W19 N44\$ W15\$.									