



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
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 Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	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	1,120	100	1,120	97,910
FGR	441	55	243	21,243
FOP	28	30	8	699
FUS	1,125	100	1,125	98,348
USP	180	30	54	4,721
TOTALS	2,894		2,550	222,921

EXTRA FEATURES	
L N	OB/XF CODE

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
1	0811	CONCRETE B	0	0	0	0	742.00	SF	5.20	5.20	100	2008	2008	3	90	3,473	
2	0810	CONCRETE A	0	0	25	3	75.00	SF	6.50	6.50	100	2008	2008	3	90	439	

LAND DESCRIPTION	
L N	USE CODE
1	000100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,550	104.1600	94.00	239,700	2008	2008	0	0	0	93.00

1 SINGLE FAM - 0% - 0

65096 MOSSY CREEK LN, YULEE	BLD DATE 09/29/2008	KK	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

TOTAL OB/XF													
3,912													

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		222,921	
TOTAL MARKET OB/XF VALUE		3,912	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		281,833	
SOH/AGL Deduction		14,388	
ASSESSED VALUE		267,445	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		267,445	
TOTAL JUST VALUE		281,833	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		243,132	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21372	CO ISSUED	188,826	09/18/2008
M13808	MECH OTHER	0	05/01/2008
P13194	OTHER	0	05/01/2008
E20767	ELEC OTHER	4,810	05/01/2008
B21372	NEW CONSTR	188,826	04/01/2008
R11237	REPAIR/RRF	2,000	04/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2441/0047	3/08/2021	WD Q	I	01	
GRANTOR: MORRIS JONATHAN C & E					
GRANTEE: GILES JASON & CASSA					
2352/0698	4/06/2020	WD Q	I	01	
GRANTOR: SCHROEDER MICHAEL A					
GRANTEE: MORRIS JONATHAN C &					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2008] W17 USP=[YR=2009] N10 W18 S10 E18\$ W23 S28 E12 FOP=[YR=2008] S4 E7 FGR=[YR=2008] S17 E21 N21 W21 S4\$ N4 W7\$ E28 N28\$ PTR=E15 FUS=[YR=2008] E40 S30 W21 N15 W4 S10 W3 S5 W12 N30\$ W15\$.	