LOT 193
RIVER GLEN #1 PB 7/263

STAHL NATHAN & ADRIAN
65088 MOSSY CREEK LN
YULEE, FL 32097

2023

11-2N-26-1830-0193-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

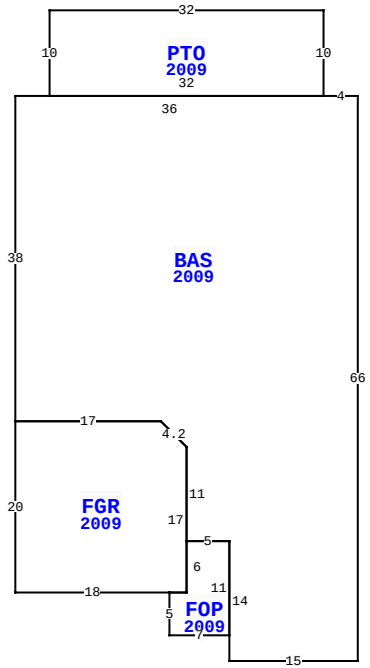
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,015	100	2,015	176,627
FGR	396	55	218	19,110
FOP	65	30	20	1,753
PTO	320	5	16	1,403
TOTALS	2,796		2,269	198,892

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,269	103.8800	93.75	212,719	2009	2009	0	0	0	6.50	93.50

1 SINGLE FAM – 0% - 0 Heated Area: 2015 HX Base Yr



65088 MOSSY CREEK LN, YULEE

BLD DATE	07/23/2009 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	198,892
TOTAL MARKET OB/XF VALUE	3,994
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	257,886
SOH/AGL Deduction	12,472
ASSESSED VALUE	245,414
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	245,414
TOTAL JUST VALUE	257,886
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	223,104

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21807	CO ISSUED	0	03/06/2009
E21154	ELEC OTHER	2,900	08/01/2008
R11488	REPAIR/RRF	10,000	08/01/2008
B21807	NEW CONSTR	184,008	08/01/2008
M14078	MECH OTHER	0	08/01/2008
P13428	OTHER	0	08/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2464/1829	5/21/2021	WD	Q	I	01	295,000
GRANTOR: CLINE RICHARD E & LIS						
GRANTEE: STAHL NATHAN & ADRI						
2194/0452	4/18/2018	WD	Q	I	01	218,000
GRANTOR: FOX BARRY SCOTT						
GRANTEE: CLINE RICHARD E & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W4 PTO=[YR=2009] N10 W32 S10 E32$ W36 S38
FGR=[YR=2009] S20 E18 FOP=[YR=2009] S5 E7 N11 W5 S6 W2$ E2
N17 U3 L3 W17$ E17 D3 R3 S11 E5 S14 E15 N66$.

EXTRA FEATURES

LN	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	814.00	SF	5.20	5.20	100	2009	2009	3	91	3,852	
2	0810	CONCRETE A	0	0	8	3	24.00	SF	6.50	6.50	100	2009	2009	3	91	142	

LAND DESCRIPTION

TOTAL OB/XF 3,994

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	SFR	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 09/25/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS