LOT 194
IN OR 2069/1236
RIVER GLEN #1 PB 7/263

MESSER JAMES & AMANDA
65084 MOSSY CREEK LN
YULEE, FL 32097

2023

11-2N-26-1830-0194-0000

BUILDING CHARACTERISTICS

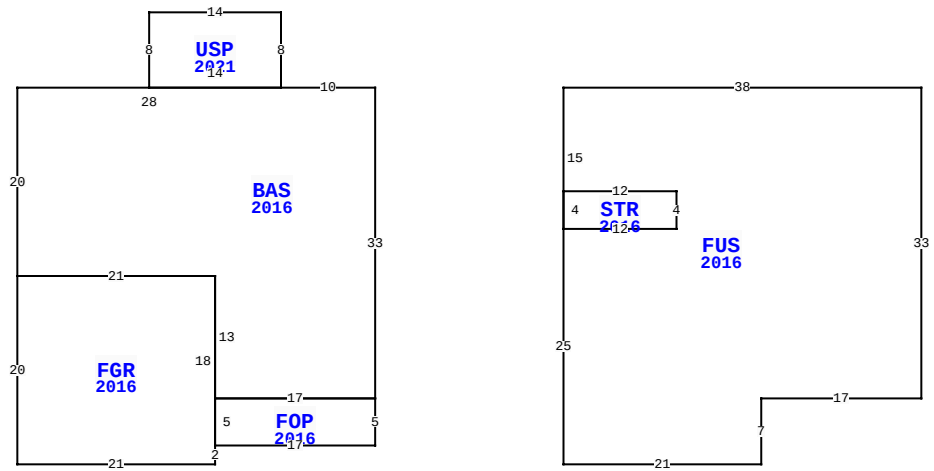
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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
NEIGHBORHOOD/LOC	5009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	981	100	981	89,497
FGR	420	55	231	21,075
FOP	85	30	26	2,372
FUS	1,401	100	1,401	127,815
STR	48	10	5	456
USP	112	30	34	3,101
TOTALS	3,047		2,678	244,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,678	103.6800	93.57	250,580	2016	2016	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2017 Heated Area: 2382 HX Base Yr 2017



65084 MOSSY CREEK LN, YULEE

BLD DATE		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		244,316
TOTAL MARKET OB/XF VALUE		4,149
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		303,465
SOH/AGL Deduction		110,876
ASSESSED VALUE		192,589
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		142,589
TOTAL JUST VALUE		303,465
NCON VALUE		3,533
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,545

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632158	CO ISSUED	0	08/31/2016
B1632158	NEW CONSTR	280,003	04/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2069/1236	8/31/2016	SW	Q	I	01	185,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MESSER JAMES & AMAN						
2039/0631	4/07/2016	SW	U	V	30	408,500
GRANTOR: RL REGI FLORIDA LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W10 USP=[YR=2021] N8 W14 S8 E14$ W28 S20
FGR=[YR=2016] S20 E21 N2 FOP=[YR=2016] E17 N5 W17 S5$ N18
W21$ E21 S13 E17 N33$ PTR=E20 FUS=[YR=2016] E38 S33 W17 S7
W21 N25 STR=[YR=2016] E12 N4 W12 S4$ N15$ W20$.

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	0810	CONCRETE A	0	100	0	0	658.00	SF	6.50	6.50	100	2016	2016	3	97	4,149	

LAND DESCRIPTION

TOTAL OB/XF 4,149

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	000133	C	SFR LAKE	100			0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 08/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS