

LOT 197
IN OR 1658/1706
RIVER GLEN #1 PB 7/263

GUERRIER FLORENT A
65068 MOSSY CREEK LANE
YULEE, FL 32097

2023

11-2N-26-1830-0197-0000



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 Floo	14	CARPET 70
Interior Floo	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.	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	1,134	100	1,134	98,756
FGR	440	55	242	21,075
FOP	28	30	8	697
FUS	1,288	100	1,288	112,166
USP	300	30	90	7,838

TOTALS	3,190		2,762	240,532
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	666.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	
4	0810	CONCRETE A	0	100	0	0	579.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000133	C	SFR LAKE	100	0003		0.00	0.00	1.00	UT	

REVIEW DATE	08/10/2022	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	2,762	103.2000	93.14	257,253	2009	2009	0	0	6.50	93.50
1 SINGLE FAM - 100% - 2013 Heated Area: 2422 HX Base Yr 2013											

65068 MOSSY CREEK LN, YULEE

BLD DATE	12/02/2009	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF											
8,447											

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		240,532	
TOTAL MARKET OB/XF VALUE		8,447	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		303,979	
SOH/AGL Deduction		123,910	
ASSESSED VALUE		180,069	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		130,069	
TOTAL JUST VALUE		303,979	
NCON VALUE		3,651	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		258,026	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226645	XFOB	20,400	11/01/2012
B23652	XFOB	2,998	06/01/2010
C22691	C0 ISSUED	0	12/07/2009
E21950	ELEC OTHER	2,200	07/01/2009
M14692	MECH OTHER	0	07/01/2009
P13849	OTHER	0	07/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1658/1706	12/11/2009	WD	Q	I	01	187,900
GRANTOR: MARONDA HOMES INC						
GRANTEE: GUERRIER FLORENT A						
1625/1227	6/16/2009	WD	U	V	30	30,000
GRANTOR: RIVER GLEN LLC						
GRANTEE: MARONDA HOMES INC						

BUILDING NOTES											
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BUILDING DIMENSIONS											
USP=[YR=2010] W30 S10 BAS=[YR=2009] W10 S28 E13 S2 FOP=[YR=2009] S4 E7 FGR=[YR=2009] S16 E20 N22 W20 S6\$ N4 W7\$ E7 N2 E20 N28 W30\$ E30 N10\$ PTR=E15 FUS=[YR=2009] E40 S28 W6 S22 W7 N22 W6 S2 W7 N2 W14 N28\$ W15\$.											