LOT 200
RIVER GLEN #1 PB 7/263

OVIDE LIONEL A & PATRICIA B
65052 MOSSY CREEK LANE
YULEE, FL 32097

2023

11-2N-26-1830-0200-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

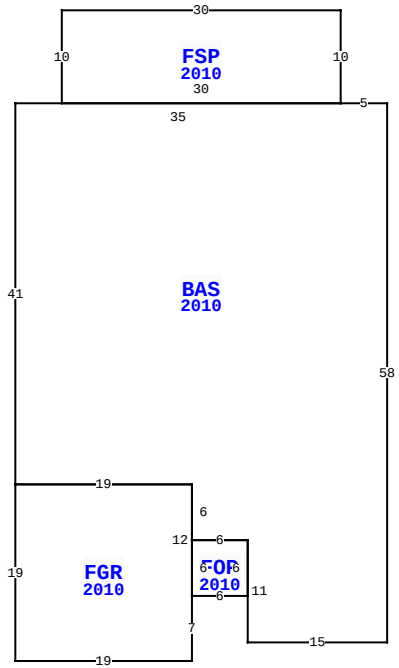
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,931	100	1,931	175,960
FGR	361	55	199	18,134
FOP	36	30	11	1,002
FSP	300	40	120	10,935
TOTALS	2,628		2,261	206,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,261	107.4080	96.94	219,181	2010	2010	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1931 HX Base Yr 2022



65052 MOSSY CREEK LN, YULEE

BLD DATE	08/16/2010 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		206,030
TOTAL MARKET OB/XF VALUE		3,449
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		264,479
SOH/AGL Deduction		28,837
ASSESSED VALUE		235,642
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		180,642
TOTAL JUST VALUE		264,479
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23370	CO ISSUED	0	06/22/2010
B23370	NEW CONSTR	277,159	03/01/2010
E22500	ELEC OTHER	0	03/01/2010
P14205	PLUMBING	0	03/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2437/0791	2/25/2021	WD	Q	I	01	239,000
GRANTOR: CAFARELLA CHRISTOPHER						
GRANTEE: OVIDE LIONEL A & PA						
1687/1823	6/29/2010	WD	Q	I	01	173,800
GRANTOR: MARONDA HOMES INC						
GRANTEE: CAFARELLA CHRISTOPH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W5 FSP=[YR=2010] N10 W30 S10 E30$ W35 S41
FGR=[YR=2010] S19 E19 N7 FOP=[YR=2010] E6 N6 W6 S6$ N12
W19$ E19 S6 E6 S11 E15 N58 $.

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	100	0	0	661.00	SF	5.20	5.20	100	2010	2010	3	92	3,162	
2	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50	6.50	100	2010	2010	3	92	287	

LAND DESCRIPTION

TOTAL OB/XF 3,449

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	0003		0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 04/28/2020 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS