LOT 205
RIVER GLEN #1 PB 7/263

FINCHER LANE JACOB & EMILY J
65026 MOSSY CREEK LANE
YULEE, FL 32097

2023

11-2N-26-1830-0205-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

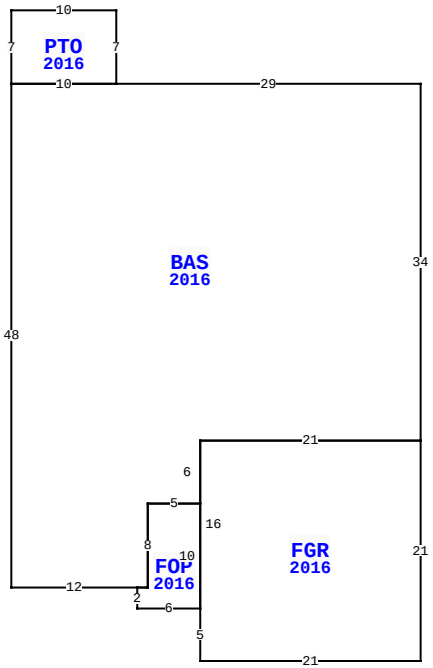
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,538	100	1,538	148,876
FGR	441	55	243	23,522
FOP	52	30	16	1,548
PTO	70	5	4	387
TOTALS	2,101		1,801	174,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,801	110.0000	99.28	178,803	2016	2016	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 0 Heated Area: 1538 HX Base Yr



65026 MOSSY CREEK LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	174,333
TOTAL MARKET OB/XF VALUE	3,889
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	233,222
SOH/AGL Deduction	23,598
ASSESSED VALUE	209,624
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	209,624
TOTAL JUST VALUE	233,222
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	202,481

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632256	CO ISSUED	0	09/22/2016
B1632256	NEW CONSTR	196,685	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2325/1616	12/11/2019	WD	Q	I	01	205,000
GRANTOR: DICKINSON BROCK A						
GRANTEE: FINCHER LANE JACOB						
2075/1292	9/29/2016	SW	Q	I	01	148,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DICKINSON BROCK A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W29 PTO=[YR=2016] N7 W10 S7 E10$ W10 S48 E12 FOP=[YR=2016] S2 E6 FGR=[YR=2016] S5 E21 N21 W21 S16$ N10 W5 S8 W1$ E1 N8 E5 N6 E21 N34$.

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	771.00	SF	5.20	5.20	100	2016	2016	3	97	3,889	

LAND DESCRIPTION

TOTAL OB/XF 3,889

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	000135	C	SFR CNSVTN	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 08/09/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS