LOT 230
RIVER GLEN #1 PB 7/263

DEUTENBERG DAMON F & TORI E/DUETENBERG TORI E
65073 MOSSY CREEK LN
YULEE, FL 32097

2023

11-2N-26-1830-0230-0000

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 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

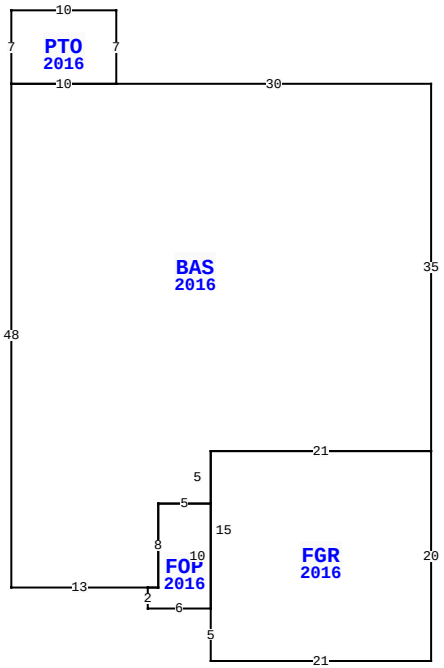
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,607	100	1,607	151,058
FGR	420	55	231	21,714
FOP	52	30	16	1,504
PTO	70	5	4	376
TOTALS	2,149		1,858	174,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,858	106.8200	96.41	179,130	2016	2016	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 0 Heated Area: 1607 HX Base Yr



65073 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	174,652
TOTAL MARKET OB/XF VALUE	6,046
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	235,698
SOH/AGL Deduction	24,987
ASSESSED VALUE	210,711
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	210,711
TOTAL JUST VALUE	235,698
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	203,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632131	CO ISSUED	0	08/01/2016
B1632131	NEW CONSTR	196,685	04/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2262/0829	3/15/2019	WD	Q	I	01	207,000
GRANTOR: MERWARTH LAURIE & DEB						
GRANTEE: DEUTENBERG DAMON F						
2068/0718	8/26/2016	SW	Q	I	02	142,400
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: MERWARTH LAURIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W30 PTO=[YR=2016] N7 W10 S7 E10$ W10 S48 E13
FOP=[YR=2016] S2 E6 FGR=[YR=2016] S5 E21 N20 W21 S15$ N10 W5
S8 W1$ E1 N8 E5 N5 E21 N35$.

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	0	0	0	693.00	SF	6.50	6.50	100	2016	2016	3	97	4,369	
2	0810	CONCRETE A	0	0	0	0	266.00	SF	6.50	6.50	100	2017	2017	3	97	1,677	

LAND DESCRIPTION

TOTAL OB/XF 6,046

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	000136	C	SFR INT	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS