LOT 231
RIVER GLEN #1 PB 7/263

FEAGLE ALLISON F & WILLIAM B/FEGLE WILLIAM B
65067 MOSSY CREEK LN
YULEE, FL 32097

2023

11-2N-26-1830-0231-0000

BUILDING CHARACTERISTICS

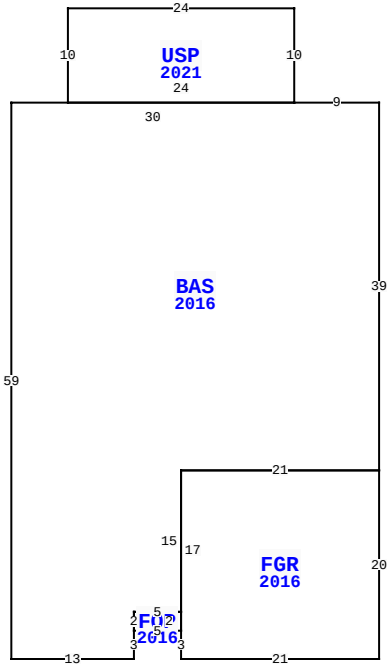
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,856	100	1,856	172,853
FGR	420	55	231	21,513
FOP	10	30	3	280
USP	240	30	72	6,705
TOTALS	2,526		2,162	201,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,162	105.8400	95.52	206,514	2016	2016	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1856 HX Base Yr



65067 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	201,351
TOTAL MARKET OB/XF VALUE	4,287
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	260,638
SOH/AGL Deduction	0
ASSESSED VALUE	260,638
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	260,638
TOTAL JUST VALUE	260,638
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	225,001

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632091	CO ISSUED	0	07/25/2016
B1632091	NEW CONSTR	230,285	04/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2568/1433	5/31/2022	WD	Q	I	01	360,000
GRANTOR: PAGES NICOLE F/K/A NI						
GRANTEE: FEAGLE ALLISON F &						
2423/0766	11/02/2020	QC	U	I	11	100
GRANTOR: STEPHENS WILBER CAMP						
GRANTEE: STEPHENS NICOLE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W9 USP=[YR=2021] N10 W24 S10 E24$ W30 S59 E13 N3 FOP=[YR=2016] E5 FGR=[YR=2016] S3 E21 N20 W21 S17$ N2 W5 S2$ N2 E5 N15 E21 N39$.

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	680.00	SF	6.50	6.50	100	2016	2016	3	97	4,287	

LAND DESCRIPTION

TOTAL OB/XF 4,287

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