

LOT 116
TIMBER CREEK PLANTATION #1
PB 6/394

MOSELEY VANCE A & VALERIE
76030 HARLEY CT
YULEE, FL 32097

2023

11-2N-26-2050-0116-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 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. 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	5005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1,120	94,739
FGR	441	55	243	20,555
FOP	24	30	7	592
FUS	1,126	100	1,126	95,247
USP	180	30	54	4,568
TOTALS	2,891		2,550	215,701

EXTRA FEATURES	
L N	OB/XF CODE

L N	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		678.00	SF	5.20				3,032	

LAND DESCRIPTION	
L N	USE CODE
1	000100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,550	102.7200	92.70	236,385	2004	2004	0	0	0	8.75	91.25	

1 SINGLE FAM - 0% - 0

76030 HARLEY CT, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

L N	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		678.00	SF	5.20				3,032	

LAND DESCRIPTION	
L N	USE CODE
1	000100

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE	215,701		
TOTAL MARKET OB/XF VALUE	3,032		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	273,733		
SOH/AGL Deduction	29,230		
ASSESSED VALUE	244,503		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	244,503		
TOTAL JUST VALUE	273,733		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	231,719		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2417/0284	12/15/2020	WD	Q	I	02	267,000	
GRANTOR: BROGAN BRITTANY A							
GRANTEE: MOSELEY VANCE A & V							
2135/0196	7/21/2017	WD	Q	I	01	200,000	
GRANTOR: HARMON MICHAEL W & KA							
GRANTEE: BROGAN BRITTANY A							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2004] W6 USP=[YR=2005] N10 W18 S10 E18\$ W34 S28	
FGR=[YR=2004] S21 E21 N18 FOP=[YR=2004] E8 N3 W8 S3\$ N3 W21\$	
E40 N28\$ PTR=E20 FUS=[YR=2004] E40 S30 W12 N6 W3 N8 W4 S14	
W21 N30\$ W20\$.	