LOT 188
RIVER GLEN #1 PB 7/263

RAWSON MITCHELL & STEPHANIE
65106 MOSSY CREEK LANE
YULEE, FL 32097

2024

11-2N-26-1830-0188-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

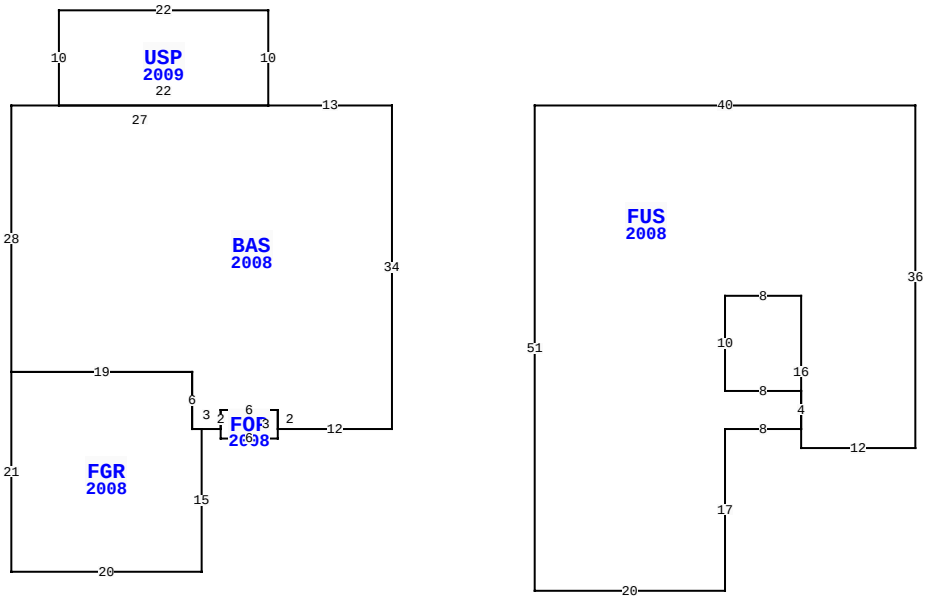
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	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	5009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,234	100	1,234	105,253
FGR	414	55	228	19,447
FOP	18	30	5	426
FUS	1,644	100	1,644	140,224
USP	220	30	66	5,630
TOTALS	3,530		3,177	270,980

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,177	97.0600	92.21	292,951	2008	2008	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2878 HX Base Yr 2023



65106 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		270,980
TOTAL MARKET OB/XF VALUE		3,566
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		329,546
SOH/AGL Deduction		94,878
ASSESSED VALUE		234,668
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		184,668
TOTAL JUST VALUE		329,546
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2307618	ROOF	11,000	06/13/2023
C21861	CO ISSUED	0	09/01/2008
B21861	NEW CONSTR	229,152	09/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2547/1382	3/11/2022	WD	Q	I	01	390,000
GRANTOR: SZNAKOWSKI CAROLINE J						
GRANTEE: RAWSON MITCHELL & S						
1599/1636	12/31/2008	WD	Q	I	01	199,500
GRANTOR: MARONDA HOMES INC OF						
GRANTEE: ERNST CAROLINE J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W13 USP=[YR=2009] N10 W22 S10 E22$ W27 S28 FGR=[YR=2008] S21 E20 N15 W1 N6 W19$ E19 S6 E3 FOP=[YR=2008] S1 E6 N3 W6 S2$ N2 E6 S2 E12 N34$ PTR=E15 FUS=[YR=2008] E40 S36 W12 N16 W8 S10 E8 S4 W8 S17 W20 N51$ W15$.

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	673.00	SF	5.20	5.20	100	2008	2008	3	89	3,115	
2	0810	CONCRETE A	0	100	26	3	78.00	SF	6.50	6.50	100	2008	2008	3	89	451	

LAND DESCRIPTION

TOTAL OB/XF 3,566

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	100	0003	PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS