

LOT 189
IN OR 2165/73
RIVER GLEN #1 PB 7/263

OTT TRACEY M
65104 MOSSY CREEK LANE
YULEE, FL 32097

2024

11-2N-26-1830-0189-0000



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 60
Interior Floo	12 HARDWOOD 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
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	1,360	100	1,360	121,041
FGR	400	55	220	19,580
FOP	14	30	4	356
FUS	1,437	100	1,437	127,895
USP	160	30	48	4,272

TOTALS	3,371	3,069	273,144
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	782.00	SF	5.20	5.20	100	2009
2	0810	CONCRETE A	0 100	10	3	30.00	SF	6.50	6.50	100	2009
3	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2011
4	0476	VF 6 SBPL	0 100	0	0	264.00	LF	32.00	32.00	100	2011
5	0752	USP	0 100	20	10	200.00	SF	15.00	15.00	100	2011

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	SFR CNSVTN	100	0003	PUD	0.00	0.00	1.00	UT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,069	100.7400	95.70	293,703	2009	2009	0	0	7.00	93.00
1 SINGLE FAM - 100% - 2010 Heated Area: 2797 HX Base Yr 2010											
65104 MOSSY CREEK LN, YULEE											

TOTAL OB/XF											
13,085											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											4
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 273,144											
TOTAL MARKET OB/XF VALUE 13,085											
TOTAL LAND VALUE - MARKET 55,000											
TOTAL MARKET VALUE 341,229											
SOH/AGL Deduction 140,055											
ASSESSED VALUE 201,174											
TOTAL EXEMPTION VALUE HX HB VX 55,000											
BASE TAXABLE VALUE 146,174											
TOTAL JUST VALUE 341,229											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 329,323											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631854	REPAIR/RRF	576	02/01/2016
B24686	ADDITION	7,812	05/01/2011
C22203	C0 ISSUED	0	05/11/2009
B22203	NEW CONSTR	209,682	01/01/2009
E21537	ELEC OTHER	2,000	01/01/2009
M14338	MECH OTHER	0	01/01/2009

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2165/0073	11/29/2017	QC	U	I	11	100			
GRANTOR: OTT ANDREW J & TRACEY									
GRANTEE: OTT TRACEY M									
1622/0807	5/28/2009	WD	Q	I	01	203,500			
GRANTOR: MARONDA HOMES INC									
GRANTEE: OTT ANDREW J & TRAC									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2009] W10 USP=[YR=2021] N8 W20 S8 E20\$ W30 S44 E13 FOP=[YR=2009] S2 E7N2 W7\$ E7 FGR=[YR=2009] E20 N20 W20S20\$ N20 E20 N24\$ PTR= E15 FUS=[YR=2009] E19 N14 E21 S44 W20 N5 W3 N9 W3 S14 W14 N30\$ W15\$.											