LOT 190
IN OR 1621/929
RIVER GLEN #1 PB 7/263

SHUMAKE MICHAEL D
65100 MOSSY CREEK LANE
YULEE, FL 32097

**2024**

**11-2N-26-1830-0190-0000**

## 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 | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

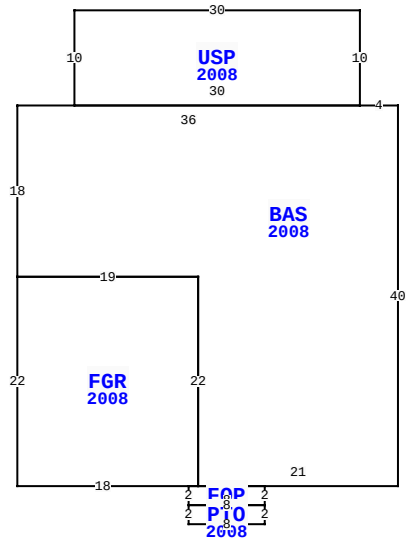
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 5009.00 | | |

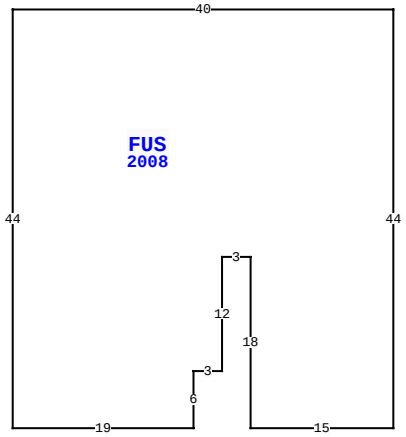
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,182 | 100 | 1,182 | 103,682 |
| FGR | 418 | 55 | 230 | 20,175 |
| FOP | 16 | 30 | 5 | 438 |
| FUS | 1,688 | 100 | 1,688 | 148,068 |
| PTO | 16 | 5 | 1 | 88 |
| USP | 300 | 30 | 90 | 7,895 |
| TOTALS | 3,620 | | 3,196 | 280,346 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,196 | 99.8200 | 94.83 | 303,077 | 2008 | 2008 | 0 | 0 | 0 | 7.50 | 92.50 |

1 SINGLE FAM – 0% - 0 Heated Area: 2870 HX Base Yr




65100 MOSSY CREEK LN, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 12/03/2008 KK | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 280,346 |
| TOTAL MARKET OB/XF VALUE | 9,770 |
| TOTAL LAND VALUE - MARKET | 55,000 |
| TOTAL MARKET VALUE | 345,116 |
| SOH/AGL Deduction | 13,599 |
| ASSESSED VALUE | 331,517 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 331,517 |
| TOTAL JUST VALUE | 345,116 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 326,362 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C21810 | CO ISSUED | 0 | 03/06/2009 |
| E21158 | ELEC OTHER | 4,900 | 08/01/2008 |
| B21810 | NEW CONSTR | 245,652 | 08/01/2008 |
| M14082 | MECH OTHER | 0 | 08/01/2008 |
| P13431 | OTHER | 0 | 08/01/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1621/0929 | 5/22/2009 | WD | Q | I | 01 | 189,900 |
| GRANTOR: MARONDA HOMES INC OF | | | | | | |
| GRANTEE: SHUMAKE MICHAEL D | | | | | | |
| 1576/0081 | 7/09/2008 | WD | U | V | 19 | 279,200 |
| GRANTOR: RIVER GLEN LLC | | | | | | |
| GRANTEE: MARONDA HOMES INC O | | | | | | |

## BUILDING NOTES

## 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 | 0 | 0 | 0 | 734.00 | SF | 5.20 | 5.20 | 100 | 2008 | 2008 | 3 | 89 | 3,397 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 9 | 3 | 27.00 | SF | 6.50 | 6.50 | 100 | 2008 | 2008 | 3 | 89 | 156 | |
| 3 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 727.00 | SF | 6.50 | 6.50 | 100 | 2019 | 2019 | 3 | 98 | 4,631 | |
| 4 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 249.00 | SF | 6.50 | 6.50 | 100 | 2019 | 2019 | 3 | 98 | 1,586 | |

## BUILDING DIMENSIONS

FUS=[YR=2008;ORIG=15,0] E40 S44 W15 N18 W3 S12 W3 S6 W19 N44 $
BAS=[YR=2008;ORIG=0,0] W4 W36 S18 E19 S22 E21 N40 $
FGR=[YR=2008;ORIG=-40,18] S22 E18 E1 N22 W19 $
USP=[YR=2008;ORIG=-4,0] N10 W30 S10 E30 $
FOP=[YR=2008;ORIG=-22,40] S2 E8 N2 W8 $
PTO=[YR=2008;ORIG=-22,42] S2 E8 N2 W8 $
PTR=[ORIG=0,0] E15 W15 $
.

## LAND DESCRIPTION

TOTAL OB/XF 9,770

| 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 | 000100 | C | SFR | 0 | 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