



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
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	1,931	100	1,931	193,019
FGR	361	55	199	19,892
FOP	36	30	11	1,099
FSP	300	40	120	11,995
TOTALS	2,628		2,261	226,004

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	661.00	SF	5.20
2	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000133	C	SFR LAKE	100	0003	PUD	0.00	0.00	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	2,261	106.8200	101.48	229,446	2010	2020	0	0	0	1.50	98.50	
1 SINGLE FAM - 100% - 2024 Heated Area: 1931 HX Base Yr 2024													
65052 MOSSY CREEK LN, YULEE													
BLD DATE 08/16/2010 KK LGL DATE XF DATE INC DATE LAND DATE AG DATE													

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					226,004				
TOTAL MARKET OB/XF VALUE					3,412				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					284,416				
SOH/AGL Deduction					0				
ASSESSED VALUE					284,416				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					234,416				
TOTAL JUST VALUE					284,416				
NCON VALUE					10,288				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					264,479				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23370	CO ISSUED	0	06/22/2010
B23370	NEW CONSTR	277,159	03/01/2010
E22500	ELEC OTHER	0	03/01/2010
P14205	PLUMBING	0	03/01/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2666/821	9/08/2023	WD	Q	I	01	375,000	
GRANTOR: OVIDE LIONEL A & PATR							
GRANTEE: SANDOVAL OMAR P							
2437/0791	2/25/2021	WD	Q	I	01	239,000	
GRANTOR: CAFARELLA CHRISTOPHER							
GRANTEE: OVIDE LIONEL A & PA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2010] W5 FSP=[YR=2010] N10 W30 S10 E30\$ W35 S41 FGR=[YR=2010] S19 E19 N7 FOP=[YR=2010] E6 N6 W6 S6\$ N12 W19\$ E19 S6 E6 S11 E15 N58 \$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000133	C	SFR LAKE	100	0003	PUD	0.00	0.00	1.00