LOT 206
RIVER GLEN #1 PB 7/263

BRENTWOOD JASON/
65020 MOSSY CREEK LN
YULEE, FL 32097

2024

11-2N-26-1830-0206-0000

BUILDING CHARACTERISTICS

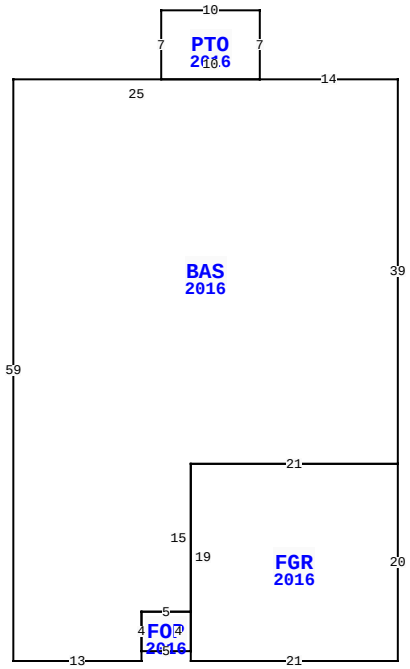
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,856	100	1,856	182,697
FGR	420	55	231	22,739
FOP	20	30	6	591
PTO	70	5	4	394
TOTALS	2,366		2,097	206,420

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,097	106.8200	101.48	212,804	2016	2016	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1856 HX Base Yr



65020 MOSSY CREEK LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		206,420
TOTAL MARKET OB/XF VALUE		4,836
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		266,256
SOH/AGL Deduction		1,542
ASSESSED VALUE		264,714
TOTAL EXEMPTION VALUE	13	264,714
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		266,256
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,004

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632257	CO ISSUED	0	09/30/2016
B1632257	NEW CONSTR	230,285	05/01/2016
E19113	ELEC OTHER	0	04/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
9999/9999	10/27/2021	WD	Q	I	01	307,000
GRANTOR: KING PAMELA R & ROGIN						
GRANTEE: BRENTWOOD JASON						
2082/0629	11/04/2016	SW	Q	I	01	160,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: KING PAMELA R & ROG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W14 PTO=[YR=2016] N7 W10 S7 E10$ W25 S59 E13 N1 FOP=[YR=2016] E5 FGR=[YR=2016] S1 E21 N20 W21 S19$ N4 W5 S4$ N4 E5 N15 E21 N39$.

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	0810	CONCRETE A	0	100	0	0	775.00	SF	6.50	6.50	100	2016	2016	3	96	4,836	

LAND DESCRIPTION

TOTAL OB/XF 4,836

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		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