LOT 231
RIVER GLEN #1 PB 7/263

FEAGLE ALLISON F & WILLIAM B
65067 MOSSY CREEK LN
YULEE, FL 32097

2024

11-2N-26-1830-0231-0000

BUILDING CHARACTERISTICS

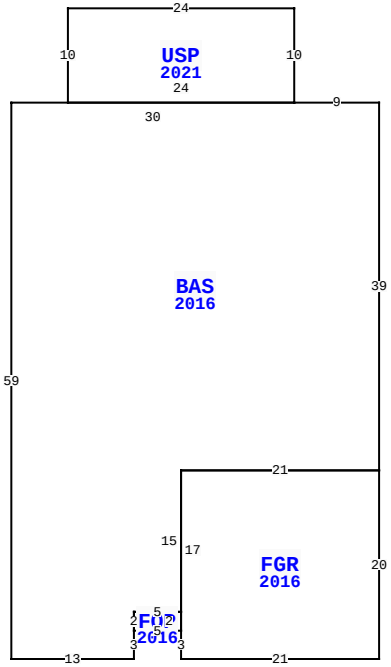
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,856	100	1,856	181,022
FGR	420	55	231	22,530
FOP	10	30	3	293
USP	240	30	72	7,023
TOTALS	2,526		2,162	210,867

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,162	105.8400	100.55	217,389	2016	2016	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1856 HX Base Yr 2024



65067 MOSSY CREEK LN, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		210,867
TOTAL MARKET OB/XF VALUE		4,243
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		270,110
SOH/AGL Deduction		0
ASSESSED VALUE		270,110
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		220,110
TOTAL JUST VALUE		270,110
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,638

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632091	CO ISSUED	0	07/25/2016
B1632091	NEW CONSTR	230,285	04/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2568/1433	5/31/2022	WD	Q	I	01	360,000
GRANTOR: PAGES NICOLE F/K/A NI						
GRANTEE: FEAGLE ALLISON F &						
2423/0766	11/02/2020	QC	U	I	11	100
GRANTOR: STEPHENS WILBER CAMP						
GRANTEE: STEPHENS NICOLE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W9 USP=[YR=2021] N10 W24 S10 E24$ W30 S59 E13 N3 FOP=[YR=2016] E5 FGR=[YR=2016] S3 E21 N20 W21 S17$ N2 W5 S2$ N2 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	680.00	SF	6.50	6.50	100	2016	2016	3	96	4,243	

LAND DESCRIPTION

TOTAL OB/XF 4,243

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	000136	C	SFR INT	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