

LOT 232
IN OR 2075/1369
RIVER GLEN #1 PB 7/263

TEPLEY MARY ANN
65063 MOSSY CREEK LN
YULEE, FL 32097

2024

11-2N-26-1830-0232-0000



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	1,705	100	1,705	169,371
FGR	400	55	220	21,854
FOP	20	30	6	596
PTO	70	5	4	398
TOTALS	2,195		1,935	192,218

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,935	107.8000	102.41	198,163	2016	2016	0	0	0	3.00	97.00
1 SINGLE FAM - 100% - 2017												
Heated Area: 1705												
HX Base Yr 2017												
PTO 2016												
BAS 2016												
FGR 2016												
FOP 2016												
400 2016												
2016												
65063 MOSSY CREEK LN, YULEE												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					192,218				
TOTAL MARKET OB/XF VALUE					4,243				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					251,461				
SOH/AGL Deduction					96,775				
ASSESSED VALUE					154,686				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					104,686				
TOTAL JUST VALUE					251,461				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					242,837				