

LOT 235
IN OR 2190/1277
PT OR 2033/1069

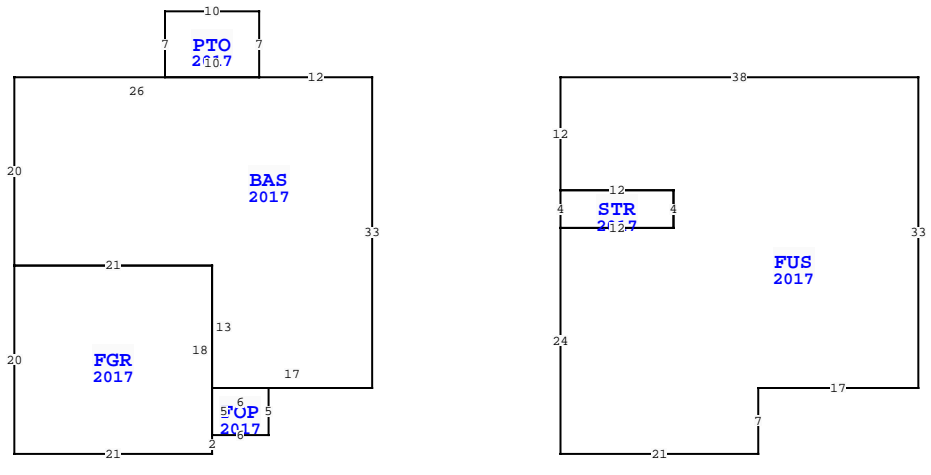
GERSHOWITZ AARON & KIMBERLY ET AL/BEDELL RICHARD S
65037 MOSSY CREEK LANE
YULEE, FL 32097

2024

11-2N-26-1830-0235-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	08	SHT VINYL	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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
BAS	981	100	981
FGR	420	55	231
FOP	30	30	9
FUS	1,353	100	1,353
PTO	70	5	4
STR	48	10	5
TOTALS	2,902		2,583
			252,649

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 50%	- 2020	100.32	259,127	2017	2017	0	0	2.50	97.50
Heated Area: 2334						HX Base Yr 2020					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	252,649		
TOTAL MARKET OB/XF VALUE	5,782		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	313,431		
SOH/AGL Deduction	42,874		
ASSESSED VALUE	270,557		
TOTAL EXEMPTION VALUE	HA HAB	50,000	
BASE TAXABLE VALUE	220,557		
TOTAL JUST VALUE	313,431		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	302,019		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240004889	12*14 0911	6,163	04/25/2024
17002551	CO ISSUED	0	03/28/2017
B1632840	NEW CONSTR	278,730	08/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2190/1277	4/09/2018	WD Q	Q	I	01	209,000
GRANTOR: DEAN DEVIN M & BRANDY						
GRANTEE: GERSHOWITZ AARON R						
2111/0370	3/30/2017	SW Q	Q	I	01	181,400
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: DEAN DEVIN M & BRAN						

EXTRA FEATURES																
L N	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	50	0	917.00	SF	6.50	6.50	100	2017	2017	3	97	5,782	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2017] W12 PTO=[YR=2017] N7 W10 S7 E10\$ W26 S20	
FGR=[YR=2017] S20 E21 N2 FOP=[YR=2017] E6 N5 W6 S5\$ N18 W21\$	
E21 S13 E17 N33\$ PTR=E20 FUS=[YR=2017] E38 S33 W17 S7 W21 N24	
STR=[YR=2017] N4 E12 S4 W12\$ E12 N4 W12 N12\$ W20\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	50		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							