LOT 188
RIVER GLEN #1 PB 7/263

RAWSON MITHCELL
65106 MOSSY CREEK LANE
YULEE, FL 32097

2025

11-2N-26-1830-0188-0000

BUILDING CHARACTERISTICS

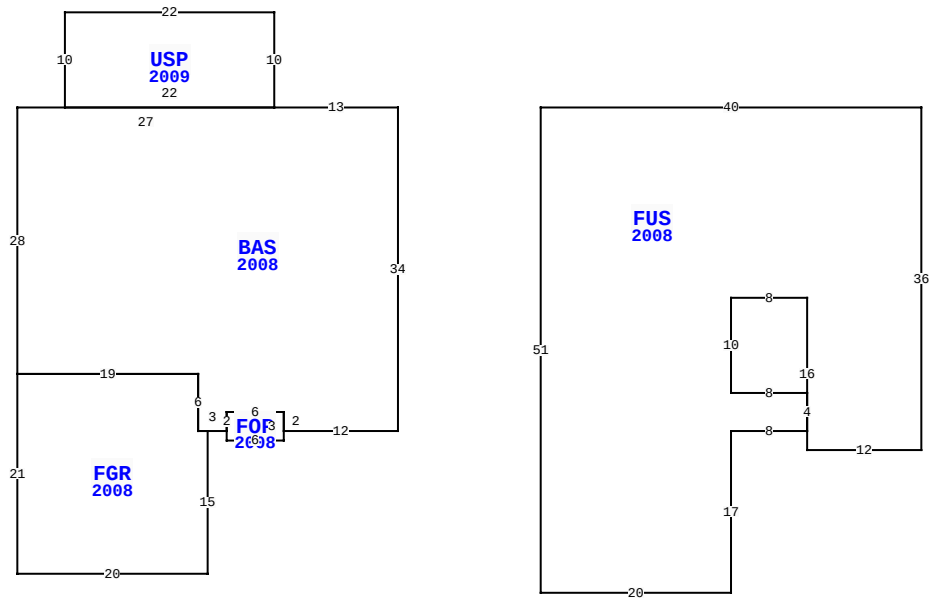
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,234	100	2008	1,234	110,190
FGR	414	55	2008	228	20,360
FOP	18	30	2008	5	446
FUS	1,644	100	2008	1,644	146,802
USP	220	30	2009	66	5,894
TOTALS	3,530			3,177	283,691

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,177	97.0600	97.06	308,360	2008	2008	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2878 HX Base Yr 2023



65106 MOSSY CREEK LN, YULEE

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		283,691
TOTAL MARKET OB/XF VALUE		3,526
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		342,217
SOH/AGL Deduction		100,744
ASSESSED VALUE		241,473
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		190,751
TOTAL JUST VALUE		342,217
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,546

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2307618	ROOF	11,000	06/13/2023
C21861	CO ISSUED	0	09/01/2008
B21861	NEW CONSTR	229,152	09/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2730/1025	8/02/2024	QC	U	I	11	100
GRANTOR: RAWSON MITCHELL & STE						
GRANTEE: RAWSON MITHCELL						
2547/1382	3/11/2022	WD	Q	I	01	390,000
GRANTOR: SZNAKOWSKI CAROLINE J						
GRANTEE: RAWSON MITCHELL & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W13 USP=[YR=2009] N10 W22 S10 E22$ W27 S28 FGR=[YR=2008] S21 E20 N15 W1 N6 W19$ E19 S6 E3 FOP=[YR=2008] S1 E6 N3 W6 S2$ N2 E6 S2 E12 N34$ PTR=E15 FUS=[YR=2008] E40 S36 W12 N16 W8 S10 E8 S4 W8 S17 W20 N51$ W15$.

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	0811	CONCRETE B	0	100	0	0	673.00	SF	5.20	5.20	100	2008	2008	3	88	3,080	
2	0810	CONCRETE A	0	100	26	3	78.00	SF	6.50	6.50	100	2008	2008	3	88	446	

LAND DESCRIPTION

TOTAL OB/XF 3,526

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	RES NATURAL	100	0003	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 07/30/2025 BY SYS