LOT 189
IN OR 2165/73
RIVER GLEN #1 PB 7/263

OTT TRACEY M
65104 MOSSY CREEK LANE
YULEE, FL 32097

2025

11-2N-26-1830-0189-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

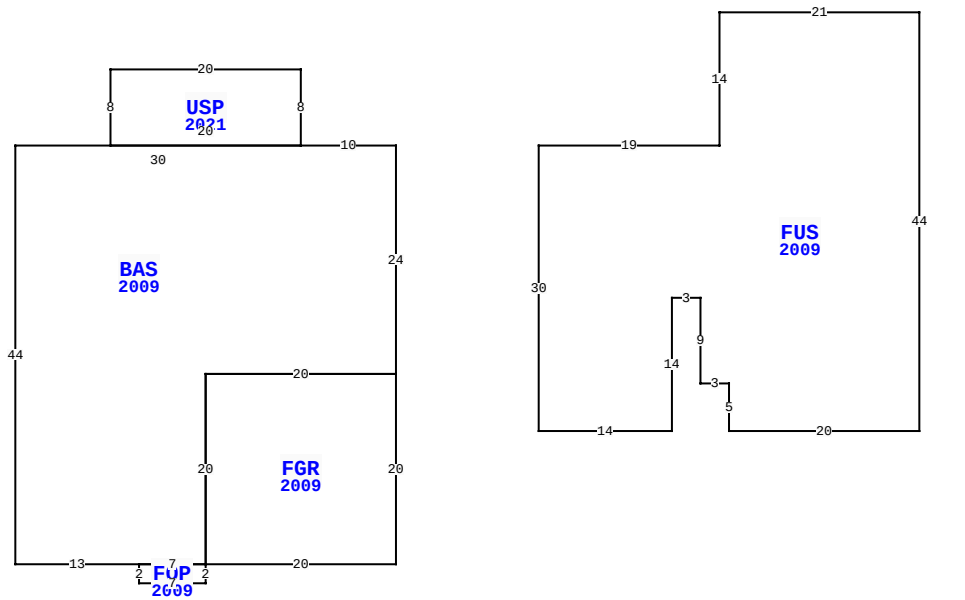
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,360	100	2009	1,360	126,731
FGR	400	55	2009	220	20,501
FOP	14	30	2009	4	373
FUS	1,437	100	2009	1,437	133,906
USP	160	30	2021	48	4,473
TOTALS	3,371			3,069	285,983

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,069	100.7400	100.74	309,171	2009	2009	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2010 Heated Area: 2797 HX Base Yr 2010



65104 MOSSY CREEK LN, YULEE

BLD DATE	01/26/2010 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		285,983
TOTAL MARKET OB/XF VALUE		12,650
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		353,633
SOH/AGL Deduction		146,625
ASSESSED VALUE		207,008
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		151,286
TOTAL JUST VALUE		353,633
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,229

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631854	REPAIR/RRF	576	02/01/2016
B24686	ADDITION	7,812	05/01/2011
C22203	CO ISSUED	0	05/11/2009
B22203	NEW CONSTR	209,682	01/01/2009
E21537	ELEC OTHER	2,000	01/01/2009
M14338	MECH OTHER	0	01/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2165/0073	11/29/2017	QC	U	I	11	100
GRANTOR: OTT ANDREW J & TRACEY						
GRANTEE: OTT TRACEY M						
1622/0807	5/28/2009	WD	Q	I	01	203,500
GRANTOR: MARONDA HOMES INC						
GRANTEE: OTT ANDREW J & TRAC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W10 USP=[YR=2021] N8 W20 S8 E20$ W30 S44 E13 FOP=[YR=2009] S2 E7N2 W7$ E7 FGR=[YR=2009] E20 N20 W20S20$ N20 E20 N24$ PTR= E15 FUS=[YR=2009] E19 N14 E21 S44 W20 N5 W3 N9 W3 S14 W14 N30$ 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	782.00	SF	5.20	5.20	100	2009	2009	3	89	3,619	
2	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	2009	2009	3	89	174	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2011	2011	3	78	468	
4	0476	VF 6 SBPL	0	100	0	0	264.00	LF	32.00	32.00	100	2011	2011	3	78	6,589	
5	0752	USP	0	100	20	10	200.00	SF	15.00	15.00	100	2011	2011	3	60	1,800	

LAND DESCRIPTION

TOTAL OB/XF 12,650

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