LOT 190
IN OR 1621/929
RIVER GLEN #1 PB 7/263

SHUMAKE MICHAEL D
65100 MOSSY CREEK LANE
YULEE, FL 32097

2025

11-2N-26-1830-0190-0000

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

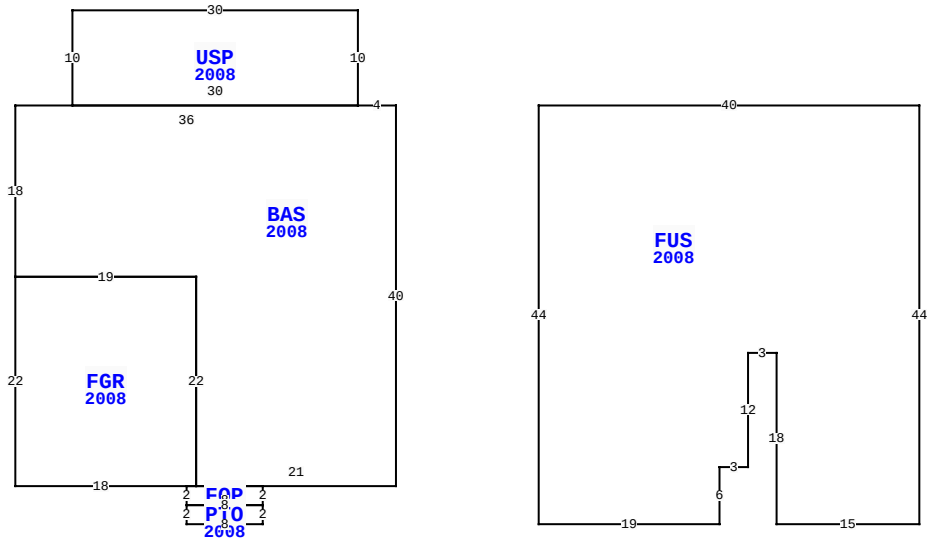
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,182	100	2008	1,182	108,548
FGR	418	55	2008	230	21,122
FOP	16	30	2008	5	459
FUS	1,688	100	2008	1,688	155,016
PTO	16	5	2008	1	92
USP	300	30	2008	90	8,265
TOTALS	3,620			3,196	293,503

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,196	99.8200	99.82	319,025	2008	2008	0	0	0	8.00	92.00

1 SINGLE FAM – 0% - 0 Heated Area: 2870 HX Base Yr



65100 MOSSY CREEK LN, YULEE

BLD DATE	12/03/2008 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	293,503
TOTAL MARKET OB/XF VALUE	9,667
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	358,170
SOH/AGL Deduction	0
ASSESSED VALUE	358,170
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	358,170
TOTAL JUST VALUE	358,170
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	345,116

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21810	CO ISSUED	0	03/06/2009
E21158	ELEC OTHER	4,900	08/01/2008
B21810	NEW CONSTR	245,652	08/01/2008
M14082	MECH OTHER	0	08/01/2008
P13431	OTHER	0	08/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1621/0929	5/22/2009	WD	Q	I	01	189,900
GRANTOR: MARONDA HOMES INC OF						
GRANTEE: SHUMAKE MICHAEL D						
1576/0081	7/09/2008	WD	U	V	19	279,200
GRANTOR: RIVER GLEN LLC						
GRANTEE: MARONDA HOMES INC O						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2008;ORIG=15,0] E40 S44 W15 N18 W3 S12 W3 S6 W19 N44 $
BAS=[YR=2008;ORIG=0,0] W4 W36 S18 E19 S22 E21 N40 $
FGR=[YR=2008;ORIG=-40,18] S22 E18 E1 N22 W19 $
USP=[YR=2008;ORIG=-4,0] N10 W30 S10 E30 $
FOP=[YR=2008;ORIG=-22,40] S2 E8 N2 W8 $
PTO=[YR=2008;ORIG=-22,42] S2 E8 N2 W8 $
PTR=[ORIG=0,0] E15 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	0	0	0	734.00	SF	5.20	5.20	100	2008	2008	3	88	3,359	
2	0810	CONCRETE A	0	0	9	3	27.00	SF	6.50	6.50	100	2008	2008	3	88	154	
3	0810	CONCRETE A	0	0	0	0	727.00	SF	6.50	6.50	100	2019	2019	3	97	4,584	
4	0810	CONCRETE A	0	0	0	0	249.00	SF	6.50	6.50	100	2019	2019	3	97	1,570	

LAND DESCRIPTION

TOTAL OB/XF 9,667

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	000100	C	RES	0	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