

GILES JASON & CASSANDRA
65096 MOSSY CREEK LN
YULEE, FL 32097

11-2N-26-1830-0191-0000

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		3 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories		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	1,120	100	2008	1,120	107,326
FGR	441	55	2008	243	23,286
FOP	28	30	2008	8	766
FUS	1,125	100	2008	1,125	107,806
USP	180	30	2009	54	5,175
TOTALS	2,894			2,550	244,359

BUILDING DIMENSIONS

The floor plan shows a main rectangular footprint with several extensions. Key dimensions include a main width of 28 units and a depth of 21 units. Extensions include a front porch (FOP) measuring 4x4 units, a side extension (FGR) measuring 17x21 units, and a rear extension (USP) measuring 18x10 units. The total heated area is calculated as 2245 square feet.

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,550	104.1600	104.16	265,608	2008	2008		0	0	8.00	92.00

1 SINGLE FAM - 0% - 0 Heated Area: 2245 HX Base Yr

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		244,359	
TOTAL MARKET OB/XF VALUE		3,824	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		303,183	
SOH/AGL Deduction		0	
ASSESSED VALUE		303,183	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		303,183	
TOTAL JUST VALUE		303,183	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		292,266	

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	0811	CONCRETE B	0	0	0		742.00 SF	5.20	100	2008	2008	3	88	3,395	
2	0810	CONCRETE A	0	0	25	3	75.00 SF	6.50	100	2008	2008	3	88	429	

LAND DESCRIPTION

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

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2441/0047	3/08/2021	WD	Q	I	01	285,000

GRANTOR:MORRIS JONATHAN C & E
GRANTEE:GILES JASON & CASSA
2352/0698 4/06/2020 WD Q I 01 220,000
GRANTOR:SCHROEDER MICHAEL A
GRANTEE:MORRIS JONATHAN C &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W17 USP=[YR=2009] N10 W18 S10 E18\$ W23 S28 E12 FOP=[YR=2008] S4 E7 FGR=[YR=2008] S17 E21 N21 W21 S4\$ N4 W7\$ E28 N28\$ PTR=E15 FUS=[YR=2008] E40 S30 W21 N15 W4 S10 W3 S5 W12 N30\$ W15\$.

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