LOT 195
IN OR 1689/1703
RIVER GLEN #1 PB 7/263

FEARS MICHAEL C II & EVETTE
65078 MOSSY CREEK LANE
YULEE, FL 32097

2025

11-2N-26-1830-0195-0000

BUILDING CHARACTERISTICS

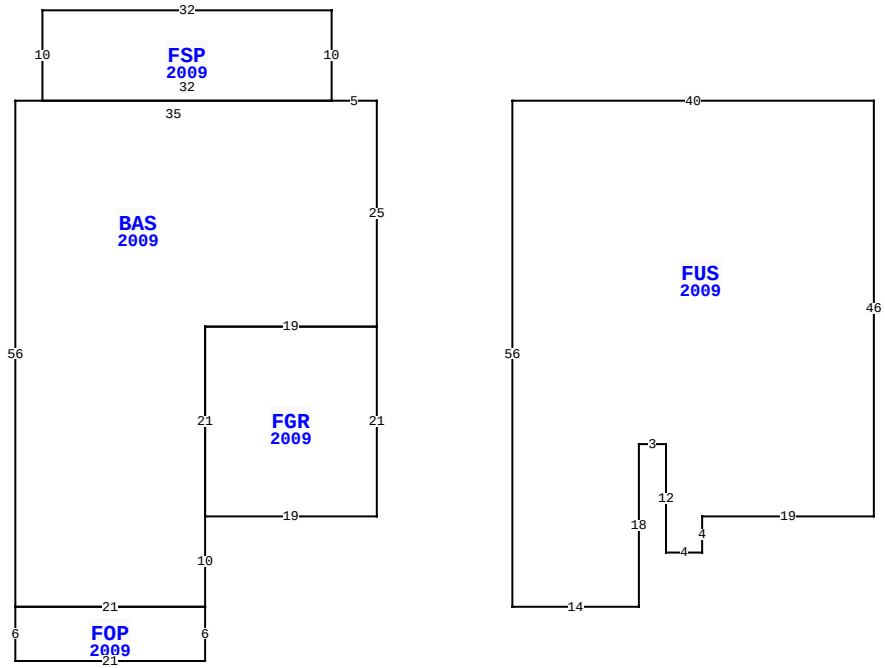
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD2 Adjustme	SF	.SF 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	1,651	100	2009	1,651	116,218
FGR	399	55	2009	219	15,416
FOP	126	30	2009	38	2,675
FSP	320	40	2009	128	9,010
FUS	1,972	100	2009	1,972	138,814
TOTALS	4,468			4,008	282,133

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,008	76.1024	76.10	305,009	2009	2009	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2011 Heated Area: 3623 HX Base Yr 2011



65078 MOSSY CREEK LN, YULEE

BLD DATE	12/02/2009	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		282,133
TOTAL MARKET OB/XF VALUE		4,367
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		341,500
SOH/AGL Deduction		154,989
ASSESSED VALUE		186,511
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		135,789
TOTAL JUST VALUE		341,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,911

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22594	CO ISSUED	0	11/01/2009
B22594	NEW CONSTR	291,852	06/01/2009
M14636	MECH OTHER	0	06/01/2009
P13818	OTHER	0	06/01/2009
R11941	REPAIR/RRF	2,500	06/01/2009
E21155	ELEC OTHER	4,900	08/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1689/1703	7/09/2010	WD	Q	I	01	220,000
GRANTOR: MARONDA HOMES INC OF						
GRANTEE: FEARS MICHAEL C II						
1576/0081	7/09/2008	WD	U	V	19	279,200
GRANTOR: RIVER GLEN LLC						
GRANTEE: MARONDA HOMES INC O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W5 FSP=[YR=2009] N10 W32 S10 E32$ W35 S56 FOP=[YR=2009] S6 E21 N6 W21$ E21 N10 FGR=[YR=2009] E19 N21 W19 S21$ N21 E19 N25$ PTR=E15 FUS=[YR=2009] E40 S46 W19 S4 W4 N12 W3 S18 W14 N56$ 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	910.00	SF	5.20	5.20	100	2009	2009	3	89	4,211	
2	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	100	2009	2009	3	89	156	

LAND DESCRIPTION

TOTAL OB/XF 4,367

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	000134	C	RES POND	100		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