LOT 197
IN OR 1658/1706
RIVER GLEN #1 PB 7/263

GUERRIER FLORENT A
65068 MOSSY CREEK LANE
YULEE, FL 32097

2025

11-2N-26-1830-0197-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

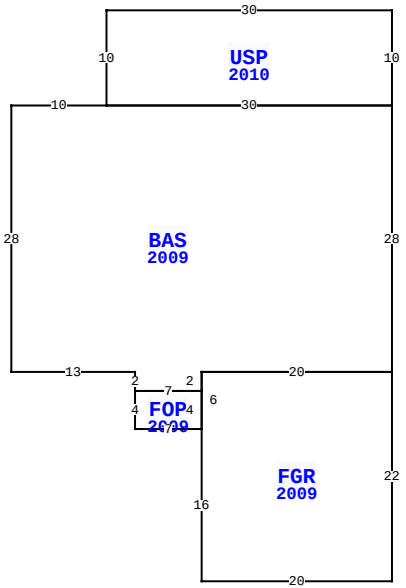
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	

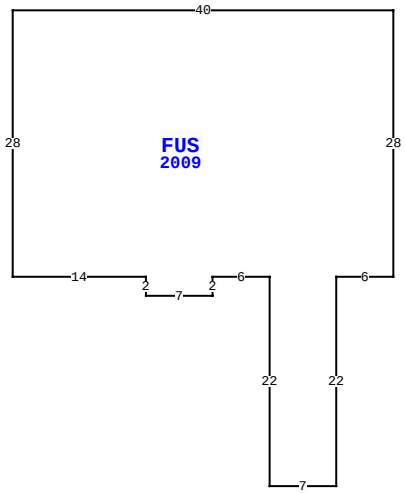
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,134	100	2009	1,134	108,252
FGR	440	55	2009	242	23,101
FOP	28	30	2009	8	764
FUS	1,288	100	2009	1,288	122,953
USP	300	30	2010	90	8,591
TOTALS	3,190			2,762	263,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,762	103.2000	103.20	285,038	2009	2009	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2013 Heated Area: 2422 HX Base Yr 2013





65068 MOSSY CREEK LN, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		263,660
TOTAL MARKET OB/XF VALUE		8,089
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		326,749
SOH/AGL Deduction		135,899
ASSESSED VALUE		190,850
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		140,128
TOTAL JUST VALUE		326,749
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,118

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226645	XFOB	20,400	11/01/2012
B23652	XFOB	2,998	06/01/2010
C22691	CO ISSUED	0	12/07/2009
E21950	ELEC OTHER	2,200	07/01/2009
M14692	MECH OTHER	0	07/01/2009
P13849	OTHER	0	07/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1658/1706	12/11/2009	WD	Q	I	01	187,900
GRANTOR: MARONDA HOMES INC						
GRANTEE: GUERRIER FLORENT A						
1625/1227	6/16/2009	WD	U	V	30	30,000
GRANTOR: RIVER GLEN LLC						
GRANTEE: MARONDA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2010] W30 S10 BAS=[YR=2009] W10 S28 E13 S2 FOP=[YR=2009] S4 E7 FGR=[YR=2009] S16 E20 N22 W20 S6$ N4 W7$ E7 N2 E20 N28 W30$ E30 N10$ PTR=E15 FUS=[YR=2009] E40 S28 W6 S22 W7 N22 W6 S2 W7 N2 W14 N28$ 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	666.00	SF	5.20	5.20	100	2009	2009	3	89	3,082	
2	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	2009	2009	3	89	434	
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	2010	2010	3	40	960	
4	0810	CONCRETE A	0	100	0	0	579.00	SF	6.50	6.50	100	2017	2017	3	96	3,613	

LAND DESCRIPTION

TOTAL OB/XF 8,089

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	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