LOT 198
RIVER GLEN #1 PB 7/263

GUERRIER CHRISTINA C & FLORENT
65068 MOSSY CREEK LANE
YULEE, FL 32097

2025

11-2N-26-1830-0198-0000

BUILDING CHARACTERISTICS

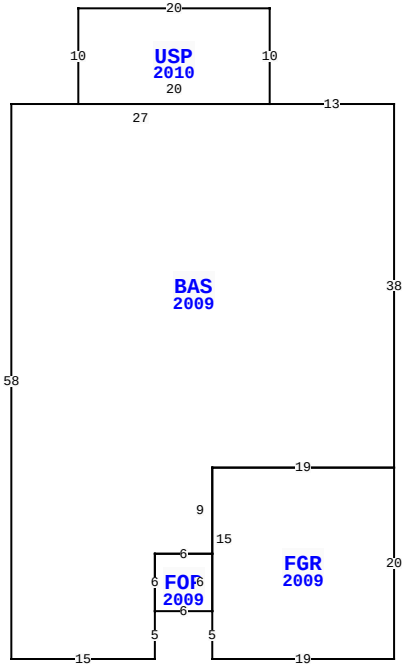
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,874	100	2009	1,874	181,770
FGR	380	55	2009	209	20,272
FOP	36	30	2009	11	1,067
USP	200	30	2010	60	5,820
TOTALS	2,490			2,154	208,928

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,154	104.8600	104.86	225,868	2009	2009	0	0	0	7.50	92.50

1 SINGLE FAM – 0% - 0 Heated Area: 1874 HX Base Yr



65062 MOSSY CREEK LN, YULEE

BLD DATE	03/19/2010 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	208,928
TOTAL MARKET OB/XF VALUE	3,242
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	267,170
SOH/AGL Deduction	0
ASSESSED VALUE	267,170
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	267,170
TOTAL JUST VALUE	267,170
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	257,839

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007216	REPAIR/RRF	14,875	05/09/2022
C21809	CO ISSUED	0	11/01/2009
E21157	ELEC OTHER	2,600	08/01/2008
R11490	REPAIR/RRF	10,000	08/01/2008
B21809	NEW CONSTR	164,208	08/01/2008
M14081	MECH OTHER	0	08/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2304/1442	9/12/2019	WD	Q	I	01	195,000
GRANTOR: HUGHES EARVIN A						
GRANTEE: GUERRIER CHRISTINA						
1652/0882	11/30/2009	WD	Q	I	01	157,200
GRANTOR: MARONDA HOMES INC OF						
GRANTEE: HUGHES EARVIN A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W13 USP=[YR=2010] N10 W20 S10 E20$ W27 S58 E15 N5 FOP=[YR=2009] E6 FGR=[YR=2009] S5 E19 N20 W19 S15$ N6 W6 S6$ N6 E6 N9 E19 N38$.

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	648.00	SF	5.20	5.20	100	2009	2009	3	89	2,999	
2	0810	CONCRETE A	0	0	14	3	42.00	SF	6.50	6.50	100	2009	2009	3	89	243	

LAND DESCRIPTION

TOTAL OB/XF 3,242

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	0		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