LOT 200
RIVER GLEN #1 PB 7/263

SANDOVAL OMAR P
65052 MOSSY CREEK LANE
YULEE, FL 32097

2025

11-2N-26-1830-0200-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 100
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

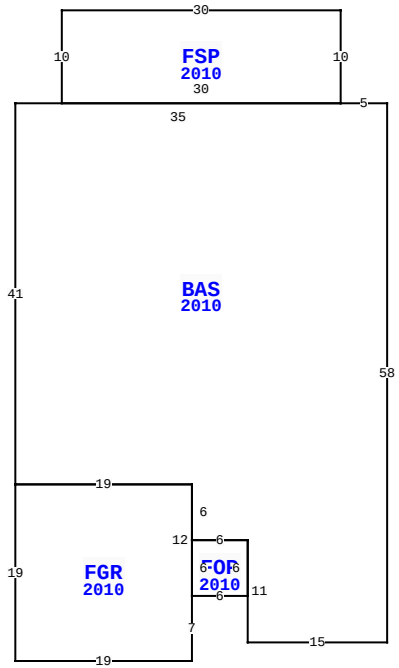
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,931	100	2010	1,931	202,144
FGR	361	55	2010	199	20,832
FOP	36	30	2010	11	1,152
FSP	300	40	2010	120	12,562
TOTALS	2,628			2,261	236,690

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,261	106.8200	106.82	241,520	2010	2020	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1931 HX Base Yr 2024



65052 MOSSY CREEK LN, YULEE

BLD DATE	08/16/2010	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		236,690
TOTAL MARKET OB/XF VALUE		3,374
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		295,064
SOH/AGL Deduction		2,400
ASSESSED VALUE		292,664
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		241,942
TOTAL JUST VALUE		295,064
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23370	CO ISSUED	0	06/22/2010
B23370	NEW CONSTR	277,159	03/01/2010
E22500	ELEC OTHER	0	03/01/2010
P14205	PLUMBING	0	03/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2666/821	9/08/2023	WD	Q	I	01	375,000
GRANTOR: OVIDE LIONEL A & PATR						
GRANTEE: SANDOVAL OMAR P						
2437/0791	2/25/2021	WD	Q	I	01	239,000
GRANTOR: CAFARELLA CHRISTOPHER						
GRANTEE: OVIDE LIONEL A & PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W5 FSP=[YR=2010] N10 W30 S10 E30$ W35 S41
FGR=[YR=2010] S19 E19 N7 FOP=[YR=2010] E6 N6 W6 S6$ N12
W19$ E19 S6 E6 S11 E15 N58 $.

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	661.00	SF	5.20	5.20	100	2010	2010	3	90	3,093	
2	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50	6.50	100	2010	2010	3	90	281	

LAND DESCRIPTION

TOTAL OB/XF 3,374

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