LOT 202
IN OR 1827/1665
RIVER GLEN #1 PB 7/263

HART JEREMY A
65042 MOSSY CREEK LN
YULEE, FL 32097

2025

11-2N-26-1830-0202-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

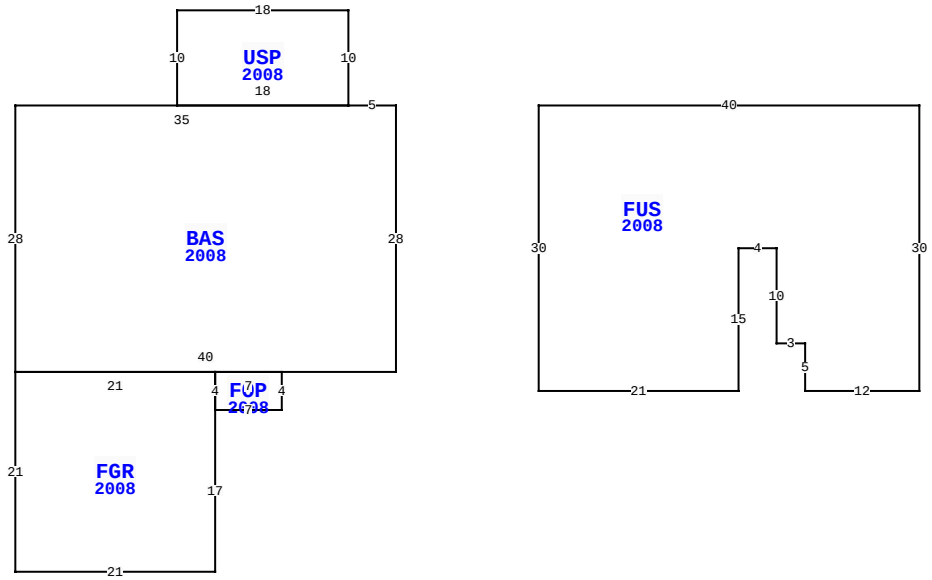
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,120	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	2008	54	5,175
TOTALS	2,894			2,550	244,359

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	0	8.00	92.00

1 SINGLE FAM – 100% - 2025 Heated Area: 2245 HX Base Yr 2025



65042 MOSSY CREEK LN, YULEE

BLD DATE	12/08/2008 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		244,359
TOTAL MARKET OB/XF VALUE		3,393
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		302,752
SOH/AGL Deduction		0
ASSESSED VALUE		302,752
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		247,030
TOTAL JUST VALUE		302,752
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,829

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21477	CO ISSUED	188,826	09/18/2008
E20900	ELEC OTHER	0	06/01/2008
E20901	ELEC OTHER	2,000	06/01/2008
M13887	MECH OTHER	0	06/01/2008
P13263	OTHER	0	06/01/2008
B21477	NEW CONSTR	188,826	05/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1827/1665	11/21/2012	QC	U	I	11	100
GRANTOR: HART SHAYLA A						
GRANTEE: HART JEREMY A						
1587/0493	9/29/2008	WD	Q	I		185,800
GRANTOR: MARONDA HOMES INC						
GRANTEE: HART JEREMY A & SHA						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2008;ORIG=15,0] E40 S30 W12 N5 W3 N10 W4 S15 W21 N30 $
BAS=[YR=2008;ORIG=0,0] W5 W35 S28 E40 N28 $
FGR=[YR=2008;ORIG=-40,28] S21 E21 N17 N4 W21 $
USP=[YR=2008;ORIG=-5,0] N10 W18 S10 E18 $
FOP=[YR=2008;ORIG=-19,32] E7 N4 W7 S4 $
PTR=[ORIG=0,0] E15 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	644.00	SF	5.20	5.20	100	2008	2008	3	88	2,947	
2	0810	CONCRETE A	0	100	26	3	78.00	SF	6.50	6.50	100	2008	2008	3	88	446	

LAND DESCRIPTION

TOTAL OB/XF 3,393

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