LOT 203
RIVER GLEN #1 PB 7/263

BYERS AMANDA M & THOMAS
65040 MOSSY CREEK LANE
YULEE, FL 32097

2025

11-2N-26-1830-0203-0000

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	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

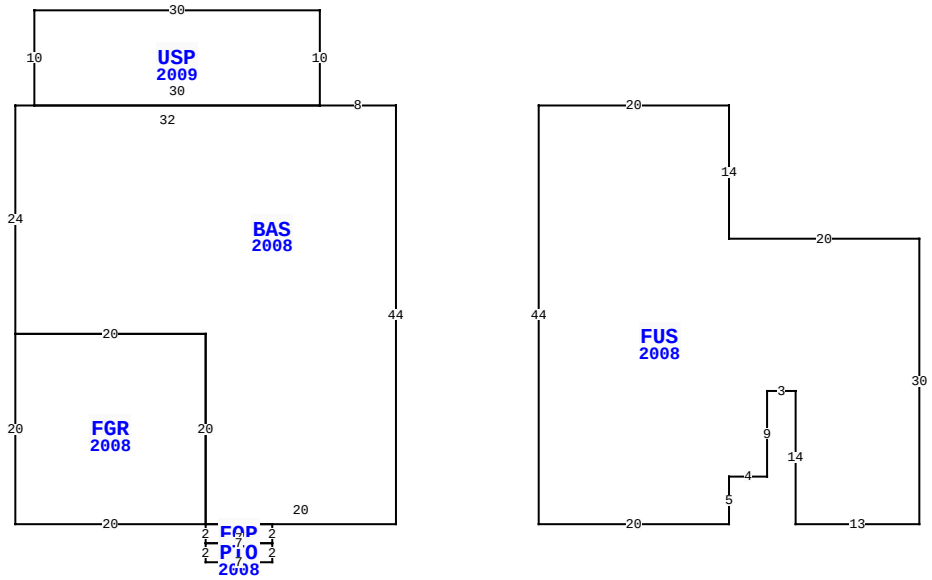
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,360	100	2008	1,360	123,744
FGR	400	55	2008	220	20,017
FOP	14	30	2008	4	364
FUS	1,418	100	2008	1,418	129,021
PTO	14	5	2008	1	91
USP	300	30	2009	90	8,189
TOTALS	3,506			3,093	281,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,093	98.9000	98.90	305,898	2008	2008	0	0	0	8.00	92.00

1 SINGLE FAM – 0% - 0 Heated Area: 2778 HX Base Yr



65040 MOSSY CREEK LN, YULEE

BLD DATE	01/02/2009 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	281,426
TOTAL MARKET OB/XF VALUE	3,586
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	340,012
SOH/AGL Deduction	0
ASSESSED VALUE	340,012
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	340,012
TOTAL JUST VALUE	340,012
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	327,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21862	CO ISSUED	0	09/01/2008
E21215	ELEC OTHER	4,500	09/01/2008
M14119	MECH OTHER	0	09/01/2008
R11529	REPAIR/RRF	6,500	09/01/2008
B21862	NEW CONSTR	229,482	09/01/2008
P13454	OTHER	0	09/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2776/1773	2/13/2025	QC	U	I	11	100
GRANTOR: BRYANT MATTHEW K						
GRANTEE: BYERS AMANDA M & TH						
1599/1486	12/31/2008	WD	Q	I	01	211,000
GRANTOR: MARONDA HOMES INC OF						
GRANTEE: BRYANT MATTHEW K &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W8 USP=[YR=2009] N10 W30 S10 E30$ W32 S24
FGR=[YR=2008] S20 E20 N20 W20$ E20 S20 FOP=[YR=2008] S2
PTO=[YR=2008] S2 E7 N2 W7$ E7 N2 W7$ E20 N44$ PTR=E15
FUS=[YR=2008] E20 S14 E20 S30 W13 N14 W3 S9 W4 S5 W20 N44$
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	0	0	0	746.00	SF	5.20	5.20	100	2008	2008	3	88	3,414	
2	0810	CONCRETE A	0	0	10	3	30.00	SF	6.50	6.50	100	2008	2008	3	88	172	

LAND DESCRIPTION

TOTAL OB/XF 3,586

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	000100	C	RES	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