LOT 205
RIVER GLEN #1 PB 7/263

HUGHES BURKE ALAN & KLARISSA
65026 MOSSY CREEK LANE
YULEE, FL 32097

2025

11-2N-26-1830-0205-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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

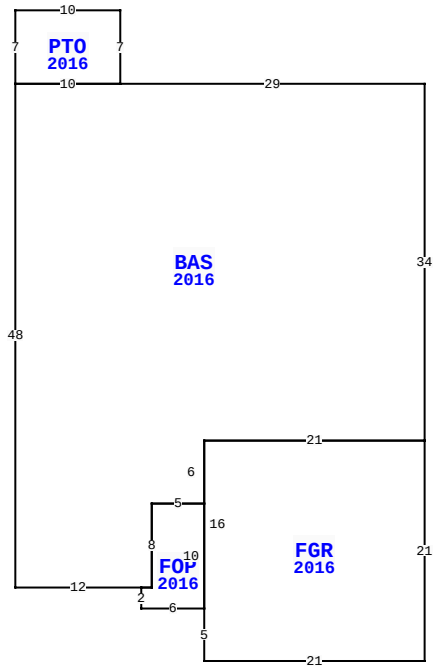
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,538	100	2016	1,538	163,259
FGR	441	55	2016	243	25,794
FOP	52	30	2016	16	1,698
PTO	70	5	2016	4	425
TOTALS	2,101			1,801	191,176

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,801	110.0000	110.00	198,110	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 0% - 2025 Heated Area: 1538 HX Base Yr



65026 MOSSY CREEK LN, YULEE

BLD DATE		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	191,176
TOTAL MARKET OB/XF VALUE	3,809
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	249,985
SOH/AGL Deduction	0
ASSESSED VALUE	249,985
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	249,985
TOTAL JUST VALUE	249,985
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	241,407

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632256	CO ISSUED	0	09/22/2016
B1632256	NEW CONSTR	196,685	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2695/1426	2/22/2024	WD	Q	I	01	310,000
GRANTOR: FINCHER LANE JACOB &						
GRANTEE: HUGHES BURKE ALAN &						
2325/1616	12/11/2019	WD	Q	I	01	205,000
GRANTOR: DICKINSON BROCK A						
GRANTEE: FINCHER LANE JACOB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W29 PTO=[YR=2016] N7 W10 S7 E10$ W10 S48 E12 FOP=[YR=2016] S2 E6 FGR=[YR=2016] S5 E21 N21 W21 S16$ N10 W5 S8 W1$ E1 N8 E5 N6 E21 N34$.

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	771.00	SF	5.20	5.20	100	2016	2016	3	95	3,809	

LAND DESCRIPTION

TOTAL OB/XF 3,809

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	000135	C	RES NATURAL	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