

**BRENTWOOD JASON/
65020 MOSSY CREEK LN
YULEE, FL 32097**

2025



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		4 100			
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	1,856	100	2016	1,856	191,319
FGR	420	55	2016	231	23,811
FOP	20	30	2016	6	619
PTO	70	5	2016	4	412
TOTALS	2,366			2,097	216,162

EXTRA FEATURES	
L N	OB/XF CODE
1	0810

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	
CONCRETE A	0	100	0	0		775.00	SF 6.50	6.50	100	2016	2016	3	95	4,786	

LAND DESCRIPTION															TOTAL OB/XF										4,786									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100		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
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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,097	106.8200	106.82	224,002	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM - 100% - 2022													Heated Area: 1856													HX Base Yr												
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The diagram illustrates the building's footprint and its relationship to the lot. The lot is a large rectangle with dimensions 25 by 39. The building footprint is divided into three sections: a central rectangular section labeled 'BAS 2016' with dimensions 21 by 20, a smaller rectangular section at the top left labeled 'PTO 2016' with dimensions 7 by 7, and another small rectangular section at the bottom left labeled 'FGR 2016' with dimensions 5 by 4. The total lot area is 975 square feet.

65020 MOSSY CREEK LN, YULEE												
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BLD DATE				LGL DATE			
XF DATE				LAND DATE			
INC DATE				AG DATE			

NAASSA COUNTY PROPERTY

VALUATION SUMMARY												
STANDARD												
Tax Group: 4 Tax Dist:												
BUILDING MARKET VALUE 216,162												
TOTAL MARKET OB/XF VALUE 4,786												
TOTAL LAND VALUE - MARKET 55,000												
TOTAL MARKET VALUE 275,948												
SOH/AGL Deduction 3,557												
ASSESSED VALUE 272,391												
TOTAL EXEMPTION VALUE 13 272,391												
BASE TAXABLE VALUE 0												
TOTAL JUST VALUE 275,948												
NCON VALUE 0												
INCOME VALUE												
PREVIOUS YEAR MKT VALUE 266,256												

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD SALE PRICE
9999/9999	10/27/2021	CN Q	I 01 307,000
GRANTOR: KING PAMELA R & ROGIN			
GRANTEE: BRENTWOOD JASON			
2082/0629	11/04/2016	SW Q	I 01 160,000
GRANTOR: D R HORTON INC-JACKSO			
GRANTEE: KING PAMELA R & ROG			

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2016] W14 PTO=[YR=2016] N7 W10 S7 E10\$ W25 S59 E13 N1 FOP=[YR=2016] E5 FGR=[YR=2016] S1 E21 N20 W21 S19\$ N4 W5 S4\$ N4 E5 N15 E21 N39\$.												