LOT 207
IN OR 2056/1548
RIVER GLEN #1 PB 7/263

MILLER MARGARET J
65016 MOSSY CREEK LN
YULEE, FL 32097

**2025**

**11-2N-26-1830-0207-0000**

## NASSAU COUNTY PROPERTY



## 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 |

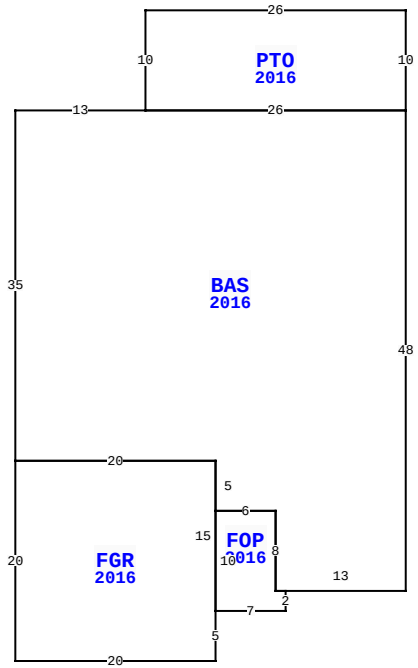
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,564 | 100 | 2016 | 1,564 | 166,019 |
| FGR | 400 | 55 | 2016 | 220 | 23,353 |
| FOP | 62 | 30 | 2016 | 19 | 2,017 |
| PTO | 260 | 5 | 2016 | 13 | 1,380 |
| TOTALS | 2,286 | | | 1,816 | 192,768 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,816 | 110.0000 | 110.00 | 199,760 | 2016 | 2016 | 0 | 0 | 0 | 3.50 | 96.50 |

1 SINGLE FAM – 100% - 2017 Heated Area: 1564 HX Base Yr 2017




65016 MOSSY CREEK LN, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 192,768 |
| TOTAL MARKET OB/XF VALUE | | 4,625 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 252,393 |
| SOH/AGL Deduction | | 98,344 |
| ASSESSED VALUE | | 154,049 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 103,327 |
| TOTAL JUST VALUE | | 252,393 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 243,753 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1631960 | CO ISSUED | 0 | 06/29/2016 |
| B1631960 | NEW CONSTR | 196,685 | 03/01/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2056/1548 | 6/30/2016 | SW | Q | I | 02 | 144,500 |
| GRANTOR: D R HORTON INC JACKSO | | | | | | |
| GRANTEE: MILLER MARGARET J | | | | | | |
| 2027/0847 | 2/04/2016 | SW | U | V | 30 | 43,000 |
| GRANTOR: RL REGI FLORIDA LLC | | | | | | |
| GRANTEE: D R HORTON INC JACK | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=2016] N10 W26 S10 BAS=[YR=2016] W13 S35FGR=[YR=2016] S20 E20 N5 FOP=[YR=2016] E7 N2 W1 N8 W6 S10$ N15 W20$ E20 S5 E6 S8 E13 N48 W26$ E26$.

## 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 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 749.00 | SF | 6.50 | 6.50 | 100 | 2016 | 2016 | 3 | 95 | 4,625 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,625

| 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 | 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