LOT 226
RIVER GLEN #1 PB 7/263

LAND TRUST NO 65115/ON FIRE SEO LLC TRUSTEE
65115 MOSSY CREEK LANE
YULEE, FL 32097

2025

11-2N-26-1830-0226-0000

BUILDING CHARACTERISTICS

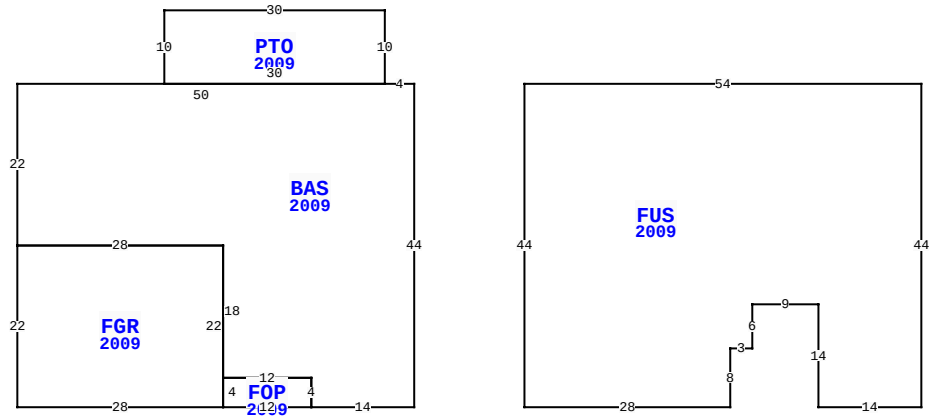
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD2 Adjustme	SF	.SF 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	1,712	100	2009	1,712	120,956
FGR	616	55	2009	339	23,951
FOP	48	30	2009	14	989
FUS	2,226	100	2009	2,226	157,270
PTO	300	5	2009	15	1,060
TOTALS	4,902			4,306	304,225

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,306	76.3840	76.38	328,892	2009	2009	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2022 Heated Area: 3938 HX Base Yr 2022



65115 MOSSY CREEK LN, YULEE

BLD DATE	07/23/2009 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		304,225
TOTAL MARKET OB/XF VALUE		4,517
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		363,742
SOH/AGL Deduction		47,785
ASSESSED VALUE		315,957
TOTAL EXEMPTION VALUE	VX HX HB	55,722
BASE TAXABLE VALUE		260,235
TOTAL JUST VALUE		363,742
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22097	CO ISSUED	0	04/13/2009
B22097	NEW CONSTR	302,478	11/01/2008
E21443	NEW CONSTR	0	11/01/2008
M14267	H/AC	0	11/01/2008
P13574	NEW CONSTR	0	11/01/2008
R11658	REPAIR/RRF	0	11/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2453/0292	4/02/2021	WD	U	I	37	312,000
GRANTOR: ALEXANDER JAMES & TIE						
GRANTEE: LAND TRUST NO 65115						
1692/0660	1/29/2010	WD	Q	I	01	229,900
GRANTOR: MARONDA HOMES INC						
GRANTEE: ALEXANDER JAMES & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W4 PTO=[YR=2009] N10 W30 S10 E30$ W50 S22 FGR=[YR=2009] S22 E28 FOP=[YR=2009] E12 N4 W12 S4$ N22 W28$ E28 S18 E12 S4 E14 N44$ PTR=E15 FUS=[YR=2009] E54 S44 W14 N14 W9 S6 W3 S8 W28 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	0812	CONCRETE C	0	100	0	0	1,220.00	SF	4.00	4.00	100	2009	2009	3	89	4,343	
2	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	2009	2009	3	89	174	

LAND DESCRIPTION

TOTAL OB/XF 4,517

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	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