LOT 228
IN OR 2066/747
RIVER GLEN #1 PB 7/263

DEANGELO JOSEPH & SALLY
65083 MOSSY CREEK LN
YULEE, FL 32097

2025

11-2N-26-1830-0228-0000

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		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

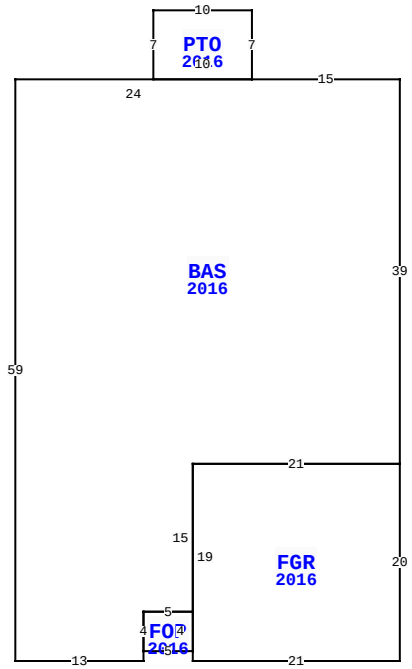
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

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

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% - 2017 Heated Area: 1856 HX Base Yr 2017



65083 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		216,162
TOTAL MARKET OB/XF VALUE		5,926
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		277,088
SOH/AGL Deduction		107,745
ASSESSED VALUE		169,343
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		118,621
TOTAL JUST VALUE		277,088
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,408

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632133	CO ISSUED	0	08/18/2016
B1632133	NEW CONSTR	230,285	04/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2066/0747	8/19/2016	SW	Q	I	01	162,500
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: DEANGELO JOSEPH & S						
2033/1069	3/10/2016	SW	U	V	30	172,000
GRANTOR: RL REGI FLORIDA LLC						
GRANTEE: D R HORTON INC JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W15 PTO=[YR=2016] N7 W10 S7 E10$ W24 S59 E13 N1 FOP=[YR=2016] E5 FGR=[YR=2016] S1 E21 N20 W21 S19$ N4 W5 S4$ N4 E5 N15 E21 N39$.

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	697.00	SF	6.50	6.50	100	2016	2016	3	95	4,304	
2	0810	CONCRETE A	0	100	0	0	260.00	SF	6.50	6.50	100	2017	2017	3	96	1,622	

LAND DESCRIPTION

TOTAL OB/XF 5,926

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