LOT 230
RIVER GLEN #1 PB 7/263

SERIO COLTON J & MEGAN
65073 MOSSY CREEK LN
YULEE, FL 32097

2025

11-2N-26-1830-0230-0000

BUILDING CHARACTERISTICS

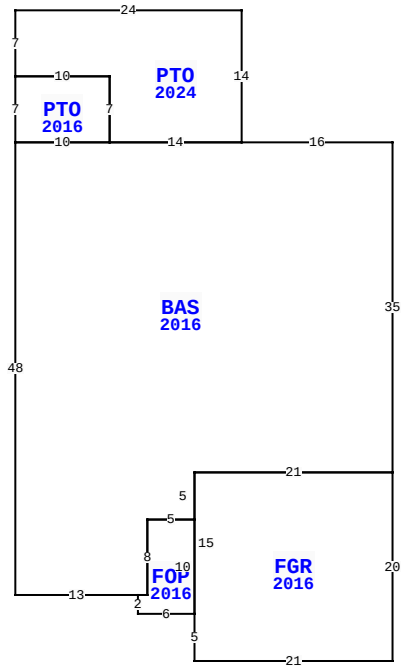
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,607	100	2016	1,607	173,560
FGR	420	55	2016	231	24,949
FOP	52	30	2016	16	1,728
PTO	70	5	2016	4	432
PTO	266	5	2024	13	1,404
TOTALS	2,415			1,871	202,073

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,871	111.9160	111.92	209,402	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2024 Heated Area: 1607 HX Base Yr 2024



65073 MOSSY CREEK LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		202,073
TOTAL MARKET OB/XF VALUE		5,939
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		263,012
SOH/AGL Deduction		1,689
ASSESSED VALUE		261,323
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		210,601
TOTAL JUST VALUE		263,012
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632131	CO ISSUED	0	08/01/2016
B1632131	NEW CONSTR	196,685	04/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2660/1352	7/21/2023	WD	Q	I	01	310,000
GRANTOR: DEUTENBERG DAMON F &						
GRANTEE: SERIO COLTON J & ME						
2262/0829	3/15/2019	WD	Q	I	01	207,000
GRANTOR: MERWARTH LAURIE & DEB						
GRANTEE: DEUTENBERG DAMON F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016;ORIG=0,0] W16 W14 W10 S48 E13 E1 N8 E5 N5 E21 N35 $
FGR=[YR=2016;ORIG=-21,50] S5 E21 N20 W21 S15 $
PTO=[YR=2016;ORIG=-30,0] N7 W10 S7 E10 $
FOP=[YR=2016;ORIG=-27,48] S2 E6 N10 W5 S8 W1 $
PTO=[YR=2024;ORIG=-40,-7] E10 S7 E14 N14 W24 S7 $
.

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	693.00	SF	6.50	6.50	100	2016	2016	3	95	4,279	
2	0810	CONCRETE A	0	100	0	0	266.00	SF	6.50	6.50	100	2017	2017	3	96	1,660	

LAND DESCRIPTION

TOTAL OB/XF 5,939

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