

LOT 232
IN OR 2075/1369
RIVER GLEN #1 PB 7/263

TEPLEY MARY ANN
65063 MOSSY CREEK LN
YULEE, FL 32097

2025

11-2N-26-1830-0232-0000



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	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	1,705	100	2016	1,705	177,366
FGR	400	55	2016	220	22,886
FOP	20	30	2016	6	624
PTO	70	5	2016	4	416
TOTALS	2,195			1,935	201,292

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	0	0	680.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,935	107.8000	107.80	208,593	2016	2016	0	0	0	3.50	96.50	
1 SINGLE FAM - 100% - 2017													
Heated Area: 1705													
HX Base Yr 2017													

Diagram showing lot dimensions and area calculations. The lot is a large rectangle with a width of 29 and a height of 35. The total area is 1705. The diagram is labeled with 'BAS 2016' and 'FGR 2016'.

65063 MOSSY CREEK LN, YULEE													
TOTAL OB/XF 4,199													

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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	RES	100		PUD	0.00	0.00	1.00	UT		1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			201,292
TOTAL MARKET OB/XF VALUE			4,199
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			260,491
SOH/AGL Deduction			101,319
ASSESSED VALUE			159,172
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			108,450
TOTAL JUST VALUE			260,491
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			251,461

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632359	CO ISSUED	0	09/30/2016
B1632359	NEW CONSTR	211,832	05/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2075/1369	9/30/2016	SW	Q	I	01	154,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: TEPLEY MARY ANN						
2039/0631	4/07/2016	SW	U	V	30	408,500
GRANTOR: RL REGI FLORIDA LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2016] W10 S7 BAS=[YR=2016] W29 S35 FGR=[YR=2016] S20 E20 N4 FOP=[YR=2016] E5 N4 W5 S4\$ N16 W20\$ E20 S12 E5 S8 E14 N55 W10\$ E10 N7\$.									