LOT 234
RIVER GLEN #1 PB 7/263

JOHNS JOSHUA & JACKLYN
65053 MOSSY CREEK LANE
YULEE, FL 32097

2025

11-2N-26-1830-0234-0000

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	08	SHT VINYL 60
Interior Floo	14	CARPET 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

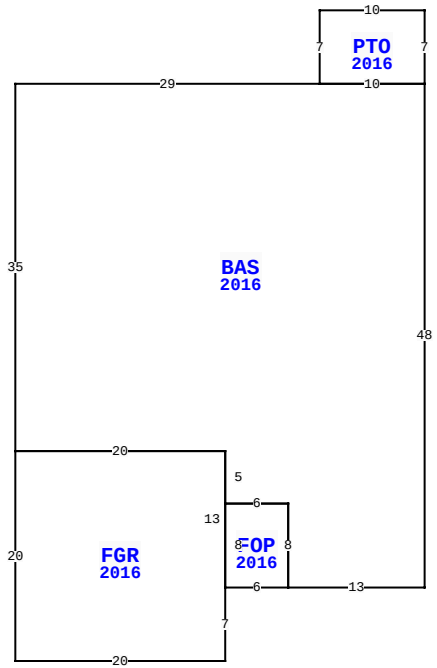
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

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	48	30	2016	14	1,486
PTO	70	5	2016	4	425
TOTALS	2,082			1,802	191,282

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,802	110.0000	110.00	198,220	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1564 HX Base Yr 2022



65053 MOSSY CREEK LN, YULEE

BLD DATE		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		191,282
TOTAL MARKET OB/XF VALUE		7,610
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		253,892
SOH/AGL Deduction		30,587
ASSESSED VALUE		223,305
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		172,583
TOTAL JUST VALUE		253,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632265	CO ISSUED	0	09/23/2016
B1632265	NEW CONSTR	196,350	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2465/1245	3/26/2021	SW	Q	I	01	224,000
GRANTOR: MURPHY KEEGAN D & JOR						
GRANTEE: JOHNS JOSHUA & JACK						
2268/0725	4/11/2019	WD	Q	I	01	205,000
GRANTOR: BAIER LEWIS E & BREND						
GRANTEE: MURPHY KEEGAN D & J						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2016] W10 S7 BAS=[YR=2016] W29 S35 FGR=[YR=2016] S20 E20 N7 FOP=[YR=2016] E6 N8 W6 S8$ N13 W20$ E20 S5 E6 S8 E13 N48 W10$ E10 N7$.

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	0811	CONCRETE B	0	100	0	0	688.00	SF	5.20	5.20	100	2016	2016	3	95	3,399	
2	0476	VF 6 SBPL	0	100	0	0	140.00	LF	32.00	32.00	100	2019	2019	3	94	4,211	

LAND DESCRIPTION

TOTAL OB/XF 7,610

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