LOT 235
IN OR 2190/1277
PT OR 2033/1069

GERSHOWITZ AARON & KIMBERLY ET AL/BEDELL RICHARD S
65037 MOSSY CREEK LANE
YULEE, FL 32097

2025

11-2N-26-1830-0235-0000

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

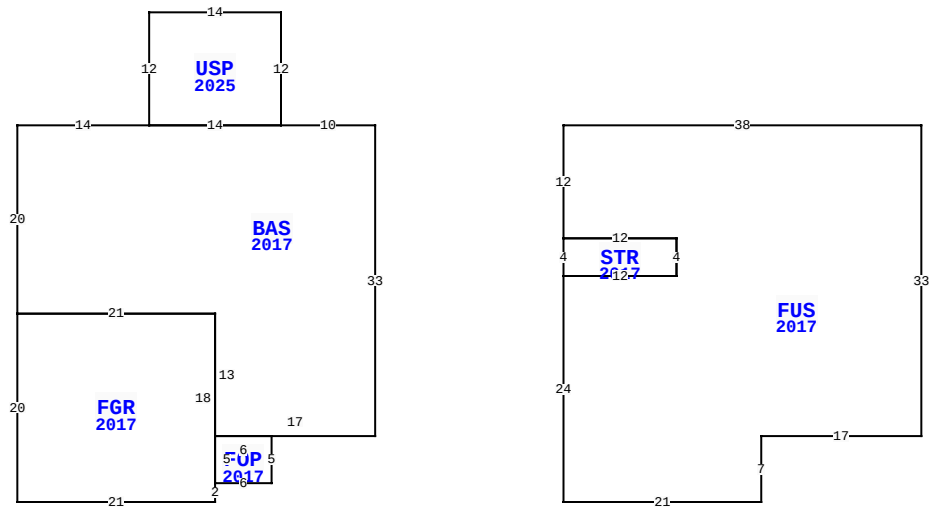
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	981	100	2017	981	100,486
FGR	420	55	2017	231	23,662
FOP	30	30	2017	9	922
FUS	1,353	100	2017	1,353	138,591
STR	48	10	2017	5	512
USP	168	30	2025	50	5,122
TOTALS	3,000			2,629	269,293

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,629	105.6000	105.60	277,622	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 50% - 2020 Heated Area: 2334 HX Base Yr 2020



65037 MOSSY CREEK LN, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		269,293
TOTAL MARKET OB/XF VALUE		5,722
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		330,015
SOH/AGL Deduction		41,709
ASSESSED VALUE		288,306
TOTAL EXEMPTION VALUE	HA HAB	50,722
BASE TAXABLE VALUE		237,584
TOTAL JUST VALUE		330,015
NCON VALUE		5,122
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,431

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240004889	12*14 0911	6,163	04/25/2024
17002551	CO ISSUED	0	03/28/2017
B1632840	NEW CONSTR	278,730	08/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2190/1277	4/09/2018	WD	Q	I	01	209,000
GRANTOR: DEAN DEVIN M & BRANDY						
GRANTEE: GERSHOWITZ AARON R						
2111/0370	3/30/2017	SW	Q	I	01	181,400
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: DEAN DEVIN M & BRAN						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2017;ORIG=20,0] E38 S33 W17 S7 W21 N24 E12 N4 W12 N12 $
BAS=[YR=2017;ORIG=0,0] W10 W14 W14 S20 E21 S13 E17 N33 $
FGR=[YR=2017;ORIG=-38,20] S20 E21 N2 N18 W21 $
USP=[YR=2025;ORIG=-24,0] E14 N12 W14 S12 $
STR=[YR=2017;ORIG=20,16] N4 E12 S4 W12 $
FOP=[YR=2017;ORIG=-17,38] E6 N5 W6 S5 $
PTR=[ORIG=0,0] E20 W20 $
.

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	50	0	0	917.00	SF	6.50	6.50	100	2017	2017	3	96	5,722	

LAND DESCRIPTION

TOTAL OB/XF 5,722

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	50		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 12/17/2024 BY TW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS