LOT 236
RIVER GLEN #1 PB 7/263

ALBERT CHAD BLANE/PODSKABI AMY MARIE
65031 MOSSY CREEK LANE
YULEE, FL 32097

2025

11-2N-26-1830-0236-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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

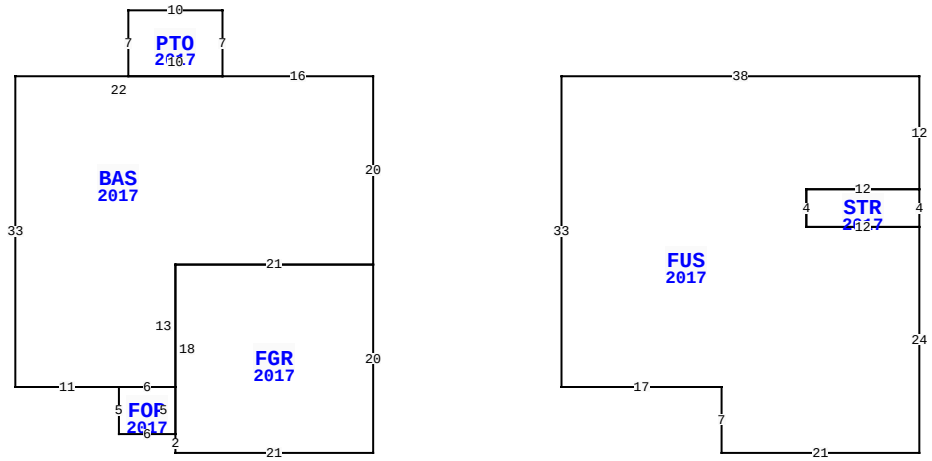
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5009.00		

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
PTO	70	5	2017	4	409
STR	48	10	2017	5	512
TOTALS	2,902			2,583	264,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,583	105.6000	105.60	272,765	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM - 100% - 2022 Heated Area: 2334 HX Base Yr 2022



65031 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		264,582
TOTAL MARKET OB/XF VALUE		5,984
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		325,566
SOH/AGL Deduction		42,727
ASSESSED VALUE		282,839
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		232,117
TOTAL JUST VALUE		325,566
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001785	CO ISSUED	0	03/06/2017
B1632996	NEW CONSTR	278,730	09/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2439/1366	2/26/2021	WD	Q	I	01	279,000
GRANTOR: SIZEMORE DANIEL S III						
GRANTEE: ALBERT CHAD BLANE &						
2296/1042	7/26/2019	WD	Q	I	01	248,000
GRANTOR: MANNING NICHOLAS J &						
GRANTEE: SIZEMORE DANIEL S I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W16 PTO=[YR=2017] N7 W10 S7 E10$ W22 S33 E11 FOP=[YR=2017] S5 E6 FGR=[YR=2017] S2 E21 N20 W21 S18$ N5 W6$ E6 N13 E21 N20$ PTR=E20 FUS=[YR=2017] E38 S12 STR=[YR=2017] S4 W12 N4 E12$ W12 S4 E12 S24 W21 N7 W17 N33$ 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	100	0	0	959.00	SF	6.50	6.50	100	2017	2017	3	96	5,984	

LAND DESCRIPTION

TOTAL OB/XF 5,984

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