LOT 116
TIMBER CREEK PLANTATION #1
PB 6/394

MOSELEY VANCE A & VALERIE
76030 HARLEY CT
YULEE, FL 32097

2025

11-2N-26-2050-0116-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

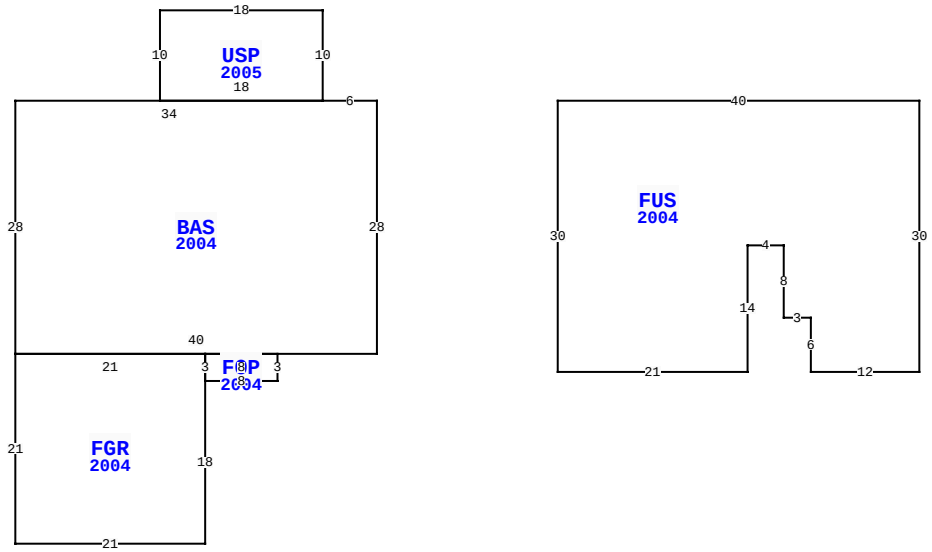
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	5005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	2004	1,120	103,679
FGR	441	55	2004	243	22,495
FOP	24	30	2004	7	648
FUS	1,126	100	2004	1,126	104,235
USP	180	30	2005	54	4,999
TOTALS	2,891			2,550	236,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,550	102.7200	102.72	261,936	2004	2004	0	0	0	9.88	90.12

1 SINGLE FAM – 0% - 0 Heated Area: 2246 HX Base Yr



76030 HARLEY CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/01/2019 KB
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	236,057
TOTAL MARKET OB/XF VALUE	2,926
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	293,983
SOH/AGL Deduction	0
ASSESSED VALUE	293,983
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	293,983
TOTAL JUST VALUE	293,983
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	283,451

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2417/0284	12/15/2020	WD	Q	I	02	267,000
GRANTOR: BROGAN BRITTANY A						
GRANTEE: MOSELEY VANCE A & V						
2135/0196	7/21/2017	WD	Q	I	01	200,000
GRANTOR: HARMON MICHAEL W & KA						
GRANTEE: BROGAN BRITTANY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W6 USP=[YR=2005] N10 W18 S10 E18$ W34 S28 FGR=[YR=2004] S21 E21 N18 FOP=[YR=2004] E8 N3 W8 S3$ N3 W21$ E40 N28$ PTR=E20 FUS=[YR=2004] E40 S30 W12 N6 W3 N8 W4 S14 W21 N30$ 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	0811	CONCRETE B	0	0	0	0	678.00	SF	5.20	5.20	100	2004	2004	3	83	2,926	

LAND DESCRIPTION

TOTAL OB/XF 2,926

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	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS