LOT 189
IN OR 2165/73
RIVER GLEN #1 PB 7/263

OTT TRACEY M
65104 MOSSY CREEK LANE
YULEE, FL 32097

**2026**

**11-2N-26-1830-0189-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

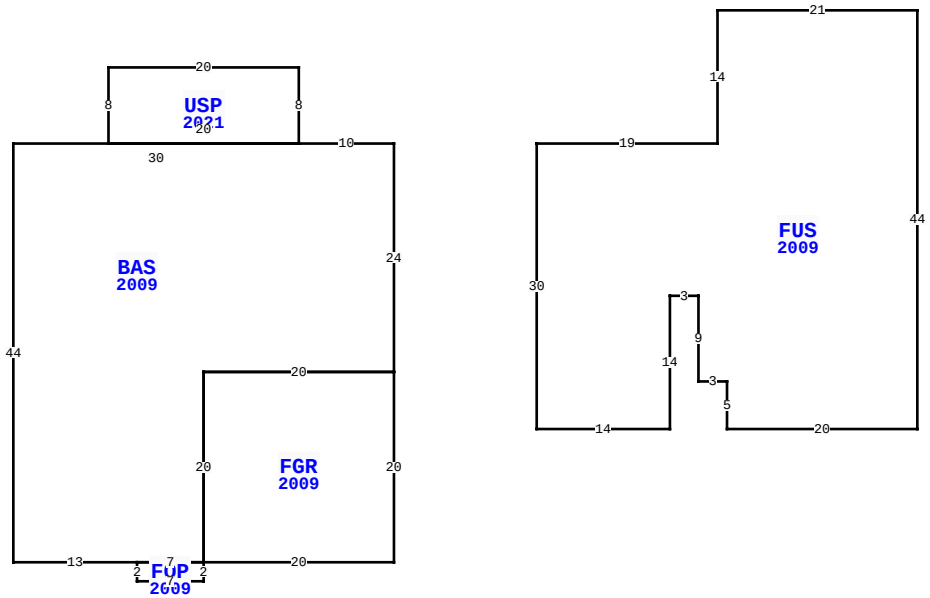
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 50 |
| Exterior Wall | 17 | CB STUCCO 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 12 | HARDWOOD 40 |
| 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 | 1,360 | 100 | 2009 | 1,360 | 132,352 |
| FGR | 400 | 55 | 2009 | 220 | 21,410 |
| FOP | 14 | 30 | 2009 | 4 | 389 |
| FUS | 1,437 | 100 | 2009 | 1,437 | 139,846 |
| USP | 160 | 30 | 2021 | 48 | 4,671 |
| TOTALS | 3,371 | | | 3,069 | 298,668 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,069 | 100.7400 | 105.78 | 324,639 | 2009 | 2009 | 0 | 0 | 0 | 8.00 | 92.00 |

1 SINGLE FAM 100% - 2010 Heated Area: 2797 HX Base Yr 2010




65104 MOSSY CREEK LN, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 01/26/2010 KK | LGL DATE | |
| XF DATE | | LAND DATE | 04/09/2026 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 298,668 |
| TOTAL MARKET OB/XF VALUE | | 1,680 |
| TOTAL LAND VALUE - MARKET | | 54,000 |
| TOTAL MARKET VALUE | | 354,348 |
| SOH/AGL Deduction | | 141,751 |
| ASSESSED VALUE | | 212,597 |
| TOTAL EXEMPTION VALUE | HX HB VX | 56,411 |
| BASE TAXABLE VALUE | | 156,186 |
| TOTAL JUST VALUE | | 354,348 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 353,633 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1631854 | REPAIR/RRF | 576 | 02/01/2016 |
| B24686 | ADDITION | 7,812 | 05/01/2011 |
| C22203 | CO ISSUED | 0 | 05/11/2009 |
| B22203 | NEW CONSTR | 209,682 | 01/01/2009 |
| E21537 | ELEC OTHER | 2,000 | 01/01/2009 |
| M14338 | MECH OTHER | 0 | 01/01/2009 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2165/0073 | 11/29/2017 | QC | U | I | 11 | 100 |
| GRANTOR: OTT ANDREW J & TRACEY | | | | | | |
| GRANTEE: OTT TRACEY M | | | | | | |
| 1622/0807 | 5/28/2009 | WD | Q | I | 01 | 203,500 |
| GRANTOR: MARONDA HOMES INC | | | | | | |
| GRANTEE: OTT ANDREW J & TRAC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2009] W10 USP=[YR=2021] N8 W20 S8 E20$ W30 S44 E13 FOP=[YR=2009] S2 E7N2 W7$ E7 FGR=[YR=2009] E20 N20 W20S20$ N20 E20 N24$ PTR= E15 FUS=[YR=2009] E19 N14 E21 S44 W20 N5 W3 N9 W3 S14 W14 N30$ W15$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 5 | 0752 | USP | 0 | 100 | 20 | 10 | 200.00 | SF | 15.00 | 15.00 | 100 | 2011 | 2011 | 3 | 56 | 1,680 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,680

| 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 | 0006 | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 54,000.00 | 54,000.00 | 54,000 | | | | | | | |

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS