LOT 191
RIVER GLEN #1 PB 7/263

GILES JASON & CASSANDRA
65096 MOSSY CREEK LN
YULEE, FL 32097

2026

11-2N-26-1830-0191-0000

BUILDING CHARACTERISTICS

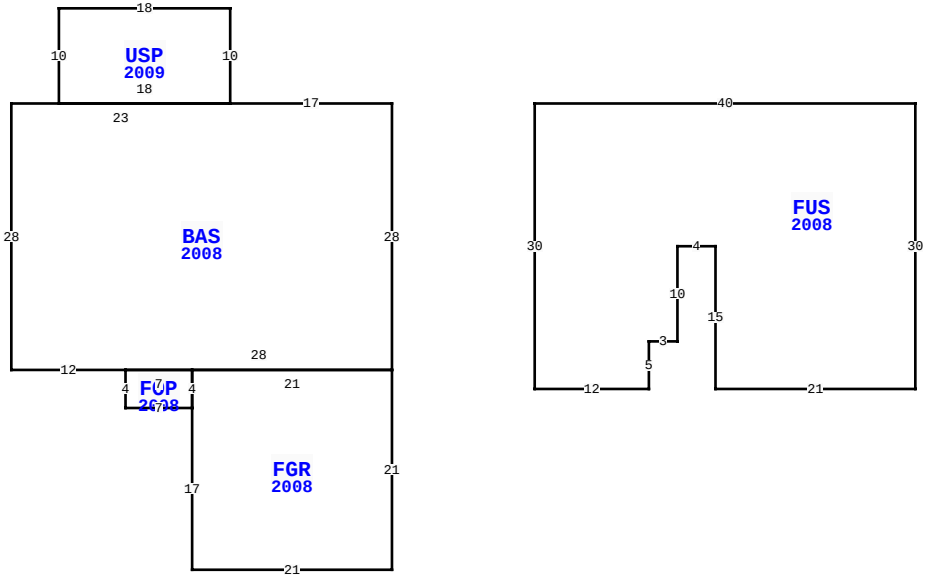
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	5009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	2008	1,120	112,082
FGR	441	55	2008	243	24,318
FOP	28	30	2008	8	801
FUS	1,125	100	2008	1,125	112,583
USP	180	30	2009	54	5,404
TOTALS	2,894			2,550	255,188

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	104.1600	109.37	278,894	2008	2008	0	0	0	8.50	91.50

1 SINGLE FAM 0% - 0 Heated Area: 2245 HX Base Yr



65096 MOSSY CREEK LN, YULEE

BLD DATE	09/29/2008 KK	LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	255,188
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	309,188
SOH/AGL Deduction	0
ASSESSED VALUE	309,188
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	309,188
TOTAL JUST VALUE	309,188
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	303,183

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21372	CO ISSUED	188,826	09/18/2008
M13808	MECH OTHER	0	05/01/2008
P13194	OTHER	0	05/01/2008
E20767	ELEC OTHER	4,810	05/01/2008
B21372	NEW CONSTR	188,826	04/01/2008
R11237	REPAIR/RRF	2,000	04/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2441/0047	3/08/2021	WD	Q	I	01	285,000
GRANTOR: MORRIS JONATHAN C & E						
GRANTEE: GILES JASON & CASSA						
2352/0698	4/06/2020	WD	Q	I	01	220,000
GRANTOR: SCHROEDER MICHAEL A						
GRANTEE: MORRIS JONATHAN C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W17 USP=[YR=2009] N10 W18 S10 E18$ W23 S28 E12 FOP=[YR=2008] S4 E7 FGR=[YR=2008] S17 E21 N21 W21 S4$ N4 W7$ E28 N28$ PTR=E15 FUS=[YR=2008] E40 S30 W21 N15 W4 S10 W3 S5 W12 N30$ W15$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	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