LOT 194
IN OR 2069/1236
RIVER GLEN #1 PB 7/263

MESSER JAMES & AMANDA
65084 MOSSY CREEK LN
YULEE, FL 32097

2026

11-2N-26-1830-0194-0000

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

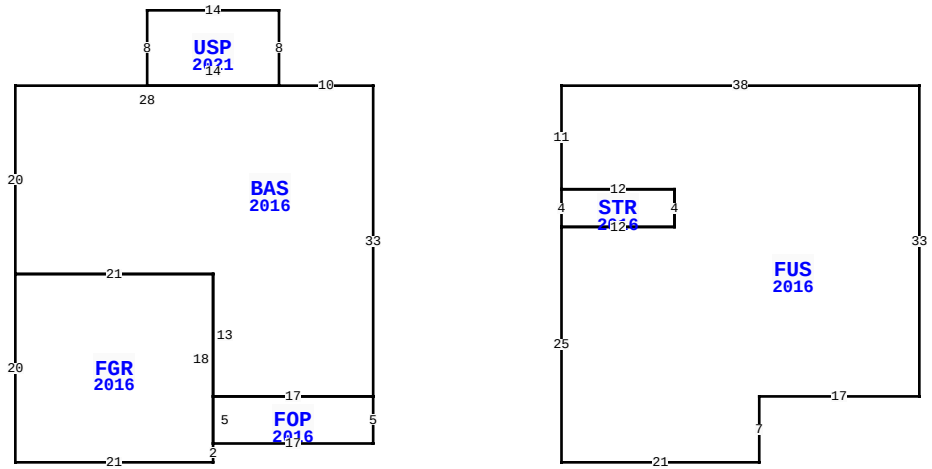
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	981	100	2016	981	102,520
FGR	420	55	2016	231	24,141
FOP	85	30	2016	26	2,717
FUS	1,353	100	2016	1,353	141,396
STR	48	10	2016	5	522
USP	112	30	2021	34	3,553
TOTALS	2,999			2,630	274,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,630	103.6800	108.86	286,302	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2017 Heated Area: 2334 HX Base Yr 2017



65084 MOSSY CREEK LN, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		274,850
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		328,850
SOH/AGL Deduction		119,219
ASSESSED VALUE		209,631
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		158,220
TOTAL JUST VALUE		328,850
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,197

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632158	CO ISSUED	0	08/31/2016
B1632158	NEW CONSTR	280,003	04/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2069/1236	8/31/2016	SW	Q	I	01	185,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MESSER JAMES & AMAN						
2039/0631	4/07/2016	SW	U	V	30	408,500
GRANTOR: RL REGI FLORIDA LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2016;ORIG=20,0] E38 S33 W17 S7 W21 N25 E12 N4 D0L12 U11R0 $
BAS=[YR=2016;ORIG=0,0] W10 W28 S20 E21 S13 E17 N33 $
FGR=[YR=2016;ORIG=-38,20] S20 E21 N2 N18 W21 $
USP=[YR=2021;ORIG=-10,0] N8 W14 S8 E14 $
FOP=[YR=2016;ORIG=-17,38] E17 N5 W17 S5 $
STR=[YR=2016;ORIG=20,15] E12 N4 W12 S4 $
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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000134	C	RES POND	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