LOT 196
RIVER GLEN #1 PB 7/263

RUSSELL CAMRON/LEMIRE CHELSEY
65074 MOSSY CREEK LN
YULEE, FL 32097

2026

11-2N-26-1830-0196-0000

BUILDING CHARACTERISTICS

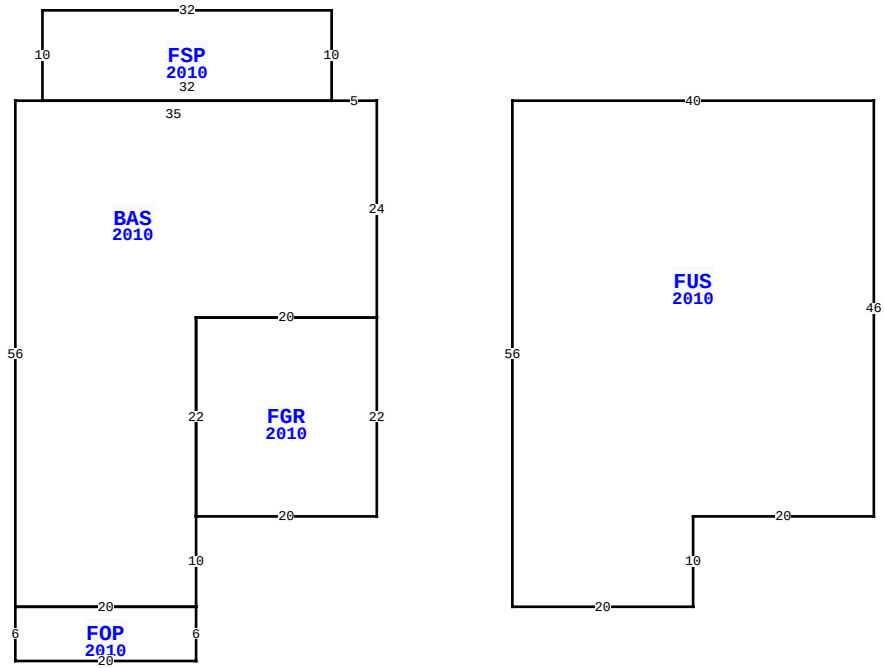
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,600	100	2010	1,600	144,951
FGR	440	55	2010	242	21,923
FOP	120	30	2010	36	3,262
FSP	320	40	2010	128	11,596
FUS	2,040	100	2010	2,040	184,813
TOTALS	4,520			4,046	366,545

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,046	93.2800	97.94	396,265	2010	2010	0	0	0	7.50	92.50

1 SINGLE FAM 100% - 2026 Heated Area: 3640 HX Base Yr 2026



65074 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		366,545
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		420,545
SOH/AGL Deduction		0
ASSESSED VALUE		420,545
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		369,134
TOTAL JUST VALUE		420,545
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		418,491

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23304	CO ISSUED	0	06/14/2010
P14167	PLUMBING	0	03/01/2010
B23304	NEW CONSTR	409,554	02/01/2010
E22437	ELEC OTHER	0	02/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2801/1049	7/11/2025	WD	Q	I	01	464,000
GRANTOR: SANDERS RIKKY S						
GRANTEE: RUSSELL CAMRON						
1688/0976	6/16/2010	WD	Q	I	01	215,300
GRANTOR: MARONDA HOMES INC OF						
GRANTEE: SANDERS RIKKY S & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W5 FSP=[YR=2010] N10 W32 S10 E32$ W35 S56 FOP=[YR=2010] S6 E20 N6 W20$ E20 N10 FGR=[YR=2010] E20 N22 W20 S22$ N22 E20 N24$ PTR= E15 FUS=[YR=2010] E40 S46 W20 S10 W20 N56$ 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

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