LOT 199
IN OR 1712/1803
RIVER GLEN #1 PB 7/263

THOMPSON TIFFANY C
65058 MOSSY CREEK LN
YULEE, FL 32097

2026

11-2N-26-1830-0199-0000

BUILDING CHARACTERISTICS

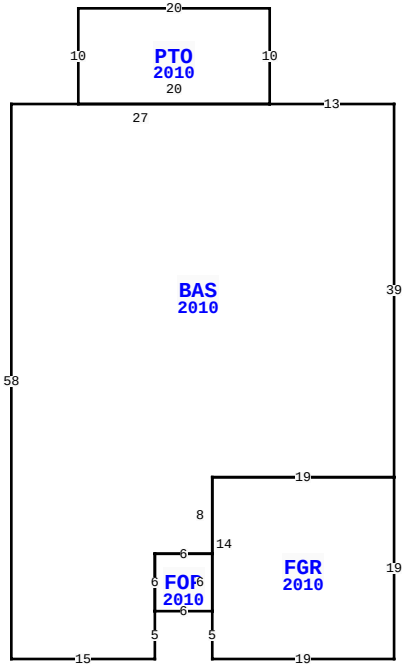
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,893	100	2010	1,893	192,788
FGR	361	55	2010	199	20,267
FOP	36	30	2010	11	1,120
PTO	200	5	2010	10	1,018
TOTALS	2,490			2,113	215,193

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,113	104.8600	110.10	232,641	2010	2010	0	0	0	7.50	92.50

1 SINGLE FAM 100% - 2011 Heated Area: 1893 HX Base Yr 2011



65058 MOSSY CREEK LN, YULEE

BLD DATE	08/16/2010 KK	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		215,193
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		269,193
SOH/AGL Deduction		113,128
ASSESSED VALUE		156,065
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		104,654
TOTAL JUST VALUE		269,193
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23372	CO ISSUED	0	07/28/2010
B23372	NEW CONSTR	226,398	03/01/2010
E22499	ELEC OTHER	0	03/01/2010
P14212	OTHER	0	03/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1712/1803	11/23/2010	WD	Q	I	01	144,900
GRANTOR: MARONDA HOMES INC						
GRANTEE: THOMPSON TIFFANY C						
1664/0215	2/04/2010	WD	U	V	30	64,000
GRANTOR: RIVER GLEN LLC						
GRANTEE: MARONDA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W13 PTO=[YR=2010] N10 W20 S10 E20$ W27 S58 E15 N5 FOP=[YR=2010] E6 FGR=[YR=2010] S5 E19 N19 W19 S14$ N6 W6 S6$ N6 E6 N8 E19 N39$.

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