LOT 201
RIVER GLEN #1 PB 7/263

DE JESUS JOSEPH PAUL
65046 MOSSY CREEK LN
YULEE, FL 32097

2026

11-2N-26-1830-0201-0000

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 70
Interior Floo	11	CLAY TILE 30
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

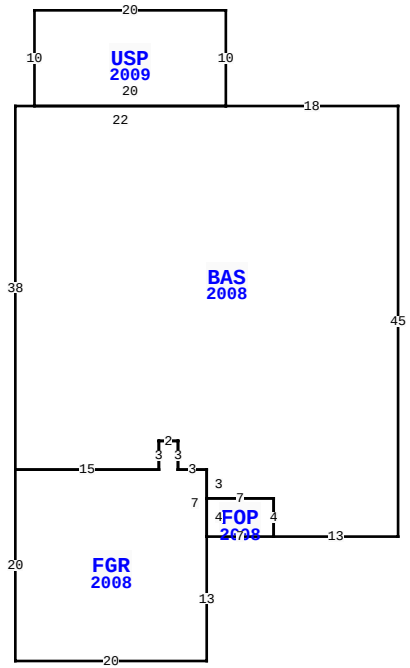
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,626	100	2008	1,626	171,319
FGR	406	55	2008	223	23,495
FOP	28	30	2008	8	843
USP	200	30	2009	60	6,322
TOTALS	2,260			1,917	201,980

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,917	109.6620	115.15	220,743	2008	2008	0	0	0	8.50	91.50

1 SINGLE FAM 100% - 2025 Heated Area: 1626 HX Base Yr 2025



65046 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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		201,980
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		255,980
SOH/AGL Deduction		0
ASSESSED VALUE		255,980
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		204,569
TOTAL JUST VALUE		255,980
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,877

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21809	CO ISSUED	0	08/01/2008
E21156	ELEC OTHER	2,400	08/01/2008
R11491	REPAIR/RRF	10,000	08/01/2008
B21809	NEW CONSTR	149,622	08/01/2008
M14080	MECH OTHER	0	08/01/2008
P13430	OTHER	0	08/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2698/220	2/27/2024	WD	Q	I	02	325,000
GRANTOR: SURUM LYNN						
GRANTEE: DE JESUS JOSEPH PAU						
2339/0389	2/12/2020	WD	Q	I	02	210,000
GRANTOR: COYLE CHARLES R JR &						
GRANTEE: SURUM LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W18 USP=[YR=2009] N10 W20 S10 E20$ W22 S38
FGR=[YR=2008] S20 E20 N13 FOP=[YR=2008] E7 N4 W7 S4$ N7 W3
N3 W2 S3 W15$ E15 N3 E2 S3 E3 S3 E7 S4 E13 N45$.

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