LOT 207
IN OR 2056/1548
RIVER GLEN #1 PB 7/263

MILLER MARGARET J
65016 MOSSY CREEK LN
YULEE, FL 32097

2026

11-2N-26-1830-0207-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

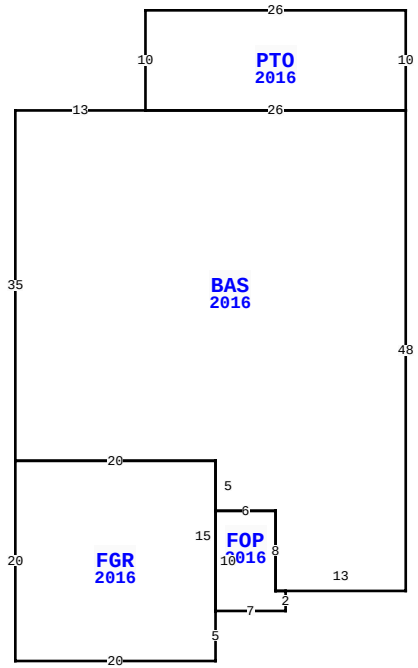
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,564	100	2016	1,564	173,416
FGR	400	55	2016	220	24,394
FOP	62	30	2016	19	2,107
PTO	260	5	2016	13	1,442
TOTALS	2,286			1,816	201,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,816	110.0000	115.50	209,748	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2017 Heated Area: 1564 HX Base Yr 2017



65016 MOSSY CREEK LN, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		201,358
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		255,358
SOH/AGL Deduction		97,150
ASSESSED VALUE		158,208
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		106,797
TOTAL JUST VALUE		255,358
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,393

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631960	CO ISSUED	0	06/29/2016
B1631960	NEW CONSTR	196,685	03/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2056/1548	6/30/2016	SW	Q	I	02	144,500
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: MILLER MARGARET J						
2027/0847	2/04/2016	SW	U	V	30	43,000
GRANTOR: RL REGI FLORIDA LLC						
GRANTEE: D R HORTON INC JACK						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2016] N10 W26 S10 BAS=[YR=2016] W13 S35FGR=[YR=2016] S20 E20 N5 FOP=[YR=2016] E7 N2 W1 N8 W6 S10$ N15 W20$ E20 S5 E6 S8 E13 N48 W26$ E26$.

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	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