LOT 208
RIVER GLEN #1 PB 7/263

SAF SN FLORIDA A LLC
8390 E VIA DE VENTURA F-110, #303
SCOTTSDALE, AZ 85258

2026

11-2N-26-1830-0208-0000

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 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

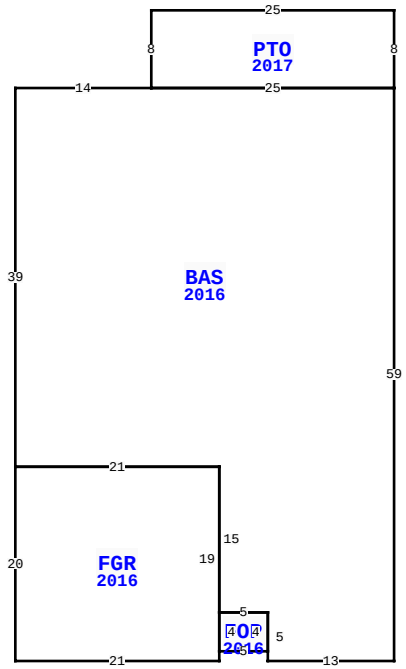
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	2016	1,856	199,842
FGR	420	55	2016	231	24,873
FOP	20	30	2016	6	646
PTO	200	5	2017	10	1,077
TOTALS	2,496			2,103	226,437

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,103	106.8200	112.16	235,872	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 0% - 0 Heated Area: 1856 HX Base Yr



65014 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	226,437
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	280,437
SOH/AGL Deduction	0
ASSESSED VALUE	280,437
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	280,437
TOTAL JUST VALUE	280,437
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	276,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631799	CO ISSUED	0	05/17/2016
B1631799	NEW CONSTR	228,722	02/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2491/1073	8/27/2021	WD	Q	I	01	306,000
GRANTOR: ROWLEY CODY & VICTORI						
GRANTEE: SAF SN FLORIDA A LL						
2194/0837	4/27/2018	WD	Q	I	01	210,000
GRANTOR: RODESKY MIKE S & SUZA						
GRANTEE: ROWLEY CODY & VICTO						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2017] N8 W25 S8 BAS=[YR=2016] W14 S39 FGR=[YR=2016] S20 E21 N1 FOP=[YR=2016] E5 N4 W5 S4$ N19 W21$ E21 S15 E5 S5 E13 N59 W25$ E25 $.

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	000100	C	RES	0	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