

LAND TRUST NO 65115/ON FIRE SEO LLC TRUSTEE
65115 MOSSY CREEK LANE
YULEE, FL 32097

11-2N-26-1830-0226-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

16

WD FR STUC 50

Exterior Wall

17

CB STUCCO 50

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

5 100

Bathrooms

4.5 100

Frame Stories

02

WOOD FRAME 100

Units

2. 100

Occupancy

00

NONE 100

Quality

03

Quality Level 03

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

05

NEIGHBORHOOD/LOC

5009.00

TOTALS

4,902

4,306

397,142

CONSTRUCTION

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

4,306

95.4800

100.25

431,676

2009

2009

0

0

0

8.00

92.00

1 SINGLE FAM

100% - 2022

Heated Area: 3938

HX Base Yr 2022

PTO

2009

FGR

2009

BAS

2009

FUS

2009

FOP

2009

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

1

000100

C

RES

100

0000

PUD

0.00

0.00

1.00

LT

1.00

1.00

1.00

54,000.00

54,000.00

54,000

LAND DESCRIPTION

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

0000

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

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

397,142

0

54,000

451,142

126,654

324,488

VX HX HB

56,411

268,077

451,142

0

363,742

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2453/0292

4/02/2021

WD U

I

37

312,000

GRANTOR: ALEXANDER JAMES & TIE

GRANTEE: LAND TRUST NO 65115

1692/0660

1/29/2010

WD Q

I

01

229,900

GRANTOR: MARONDA HOMES INC

GRANTEE: ALEXANDER JAMES & T

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W4 PTO=[YR=2009] N10 W30 S10 E30\$ W50 S22
FGR=[YR=2009] S22 E28 FOP=[YR=2009] E12 N4 W12 S4\$ N22 W28\$
E28 S18 E12 S4 E14 N44\$ PTR=E15 FUS=[YR=2009] E54 S44 W14
N14 W9 S6 W3 S8 W28 N44\$ W15\$.