

MOSELEY VANCE A & VALERIE
76030 HARLEY CT
YULEE, FL 32097

11-2N-26-2050-0116-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05
AVERAGE 50
17
CB STUCCO 50
03
GABLE/HIP 100
03
COMP SHNGL 100
05
DRYWALL 100
14
CARPET 70
08
SHT VINYL 30
03
CENTRAL 100
04
AIR DUCTED 100
3 100
2.5 100
02
WOOD FRAME 100
2. 100
0 100
00
NONE 100

03
Quality Level 03
0100
SINGLE FAMILY
MAP NUMMKT AREA05
NEIGHBORHOOD/LOC5005.00
AREATOTAL GROSSPCT OF YEARTOT ADJSUBAREAMARKET
TYPEGROSSAREAOFBASEYEARADJAREAMARKETVALUE
BAS1,12010020041,120108,264
FGR44155200424323,489
FOP243020047677
FUS1,12610020041,126108,843
USP180302005545,219

TOTALS2,8912,550246,494

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PNTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,550102.7200107.86275,043200420040010.3889.62

1 SINGLE FAM0% - 0Heated Area: 2246HX Base Yr

76030 HARLEY CT, YULEE

BLD DATEXF DATEINC DATELGL DELAND DATEAG DATE04/09/2026MLU

EXTRA FEATURES

LNOB/XFCODEDESCRIPTIONBLDCAPLWUNITSTUTAdj RADJ UNIT PRICEORIG CONDDPHY FACT% CONDTOT ADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

LAND DESCRIPTION

1000100CRES00003PUD0.000.001.00LT1.001.001.0054,000.0054,000.0054,000

REVIEW DATE01/01/2023BYCDTotal Acres: 0.00Total Land Value: 54,000Market: 0Agricultural: 0Common: 54,000PRINTED 07/09/2026 BY SYS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUE246,494TOTAL MARKET OB/XF VALUE0TOTAL LAND VALUE - MARKET54,000TOTAL MARKET VALUE300,494SOH/AGL Deduction0ASSESSED VALUE300,494TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE300,494TOTAL JUST VALUE300,494NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE293,983

SALES DATA

OFF RECORDNumberDATETYPEINSTQU / I / V / I / RSNCD SALE PRICE2417/028412/15/2020WDQI02267,000GRANTOR: BROGAN BRITTANY AGRANTEE: MOSELEY VANCE A & V2135/01967/21/2017WDQI01200,000GRANTOR: HARMON MICHAEL W & KAGRANTEE: BROGAN BRITTANY A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W6 USP=[YR=2005] N10 W18 S10 E18\$ W34 S28 FGR=[YR=2004] S21 E21 N18 FOP=[YR=2004] E8 N3 W8 S3\$ N3 W21\$ E40 N28\$ PTR=E20 FUS=[YR=2004] E40 S30 W12 N6 W3 N8 W4 S14 W21 N30\$ W20\$.