

LOT 187
RIVER GLEN #1 PB 7/263

SHIVER STEVEN WILLIAM/SHIVER DANIELLE NICHOLE
65110 MOSSY CREEK LN
YULEE, FL 32097

2023

11-2N-26-1830-0187-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	05
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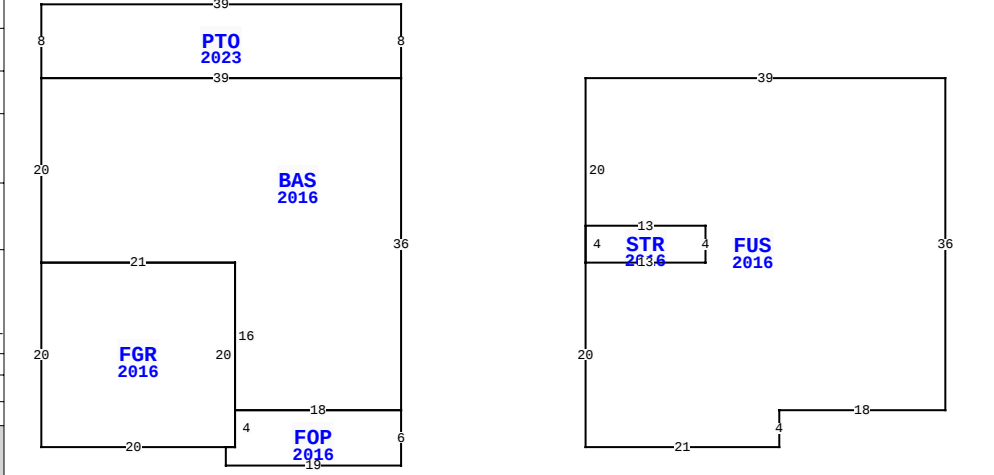
NEIGHBORHOOD/LOC	5009.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,068	100	1,068	98,340
FGR	420	55	231	21,271
FOP	110	30	33	3,039
FUS	1,488	100	1,488	137,014
PTO	312	5	16	1,473
STR	52	10	5	460

TOTALS	3,450		2,841	261,596
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	828.00	SF	6.50
2	0861	POOL GUNIT	1	100	0	0	450.00	SF	85.00
3	0855	CONC PAVER	1	100	0	0	530.00	SF	10.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,841	104.6400	94.44	268,304	2016	2016	0	0	0	2.50	97.50	
1 SINGLE FAM - 100% - 2021 Heated Area: 2556 HX Base Yr 2021													



65110 MOSSY CREEK LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 4								Tax Dist:	
BUILDING MARKET VALUE								261,596	
TOTAL MARKET OB/XF VALUE								48,771	
TOTAL LAND VALUE - MARKET								55,000	
TOTAL MARKET VALUE								365,367	
SOH/AGL Deduction								60,920	
ASSESSED VALUE								304,447	
TOTAL EXEMPTION VALUE								HX HB XM 50,000	
BASE TAXABLE VALUE								254,447	
TOTAL JUST VALUE								365,367	
NCON VALUE								43,550	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								274,788	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2215097	SWIM POOL	45,000	10/10/2022
B1632362	CO ISSUED	0	12/21/2016
B1632362	NEW CONSTR	303,283	05/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2301/0123	8/23/2019	SW	U	I	18	242,800
GRANTOR: SECRETARY OF VETERAN						
GRANTEE: SHIVER STEVEN WILLI						
2280/0183	5/09/2019	SW	U	I	12	100
GRANTOR: LAKEVIEW LOAN SERVICI						
GRANTEE: SECRETARY OF VETERA						

BUILDING NOTES									
BUILDING DIMENSIONS									
FUS=[YR=2016;ORIG=20,0] E39 S36 W18 S4 W21 N20 N20 \$									
BAS=[YR=2016;ORIG=0,0] W39 S20 E21 S16 E18 N36 \$									
FGR=[YR=2016;ORIG=-39,20] S20 E20 E1 N20 W21 \$									
FOP=[YR=2016;ORIG=-19,40] S2 E19 N6 W18 S4 W1 \$									
PTO=[YR=2023;ORIG=0,0] N8 W39 S8 E39 \$									
STR=[YR=2016;ORIG=20,20] E13 N4 W13 S4 \$									
PTR=[ORIG=0,0] E20 W20 \$									

LAND DESCRIPTION										TOTAL OB/XF														48,771						
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	000135	C	SFR CNSVTN	100			0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000													