LOT 94
RIVER GLEN #1 PB 7/263

MORRISSEY JOHN JR & CHRISTINE
75211 FERN CREEK DR
YULEE, FL 32097

2025

11-2N-26-1830-0094-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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	11	CLAY TILE 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

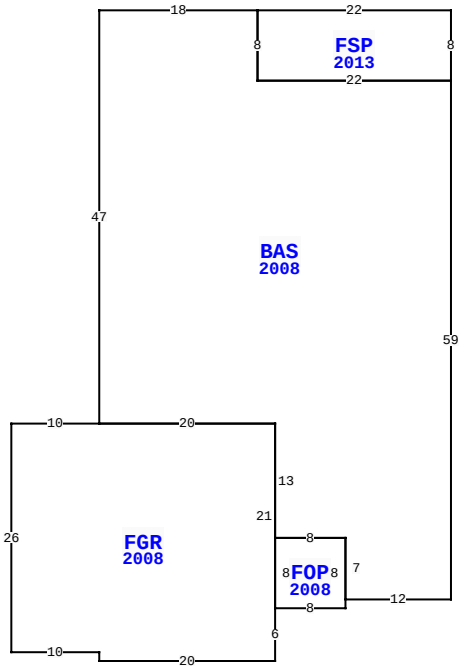
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,048	100	2008	2,048	202,943
FGR	800	55	2008	440	43,601
FOP	64	30	2008	19	1,882
FSP	176	40	2013	70	6,937
TOTALS	3,088			2,577	255,363

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,577	107.7120	107.71	277,569	2008	2008	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2020 Heated Area: 2048 HX Base Yr 2020



75211 FERN CREEK DR, YULEE

BLD DATE	05/01/2008 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		255,363
TOTAL MARKET OB/XF VALUE		3,854
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		314,217
SOH/AGL Deduction		130,689
ASSESSED VALUE		183,528
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		132,806
TOTAL JUST VALUE		314,217
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13620	MECH OTHER	0	02/01/2008
C20918	CO ISSUED	202,950	01/01/2008
E20425	ELEC OTHER	2,000	01/01/2008
R10950	REPAIR/RRF	5,000	01/01/2008
P12961	OTHER	202,950	01/01/2008
B20918	NEW CONSTR	202,950	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2260/1075	3/08/2019	WD	Q	I	01	226,500
GRANTOR: NICHOLLS NICHOLAS G &						
GRANTEE: MORRISEY JOHN JR &						
2045/0008	5/05/2016	SW	Q	I	01	175,000
GRANTOR: LSF9 MASTER PARTICIPA						
GRANTEE: NICHOLLS NICHOLAS G						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2013] W22 BAS=[YR=2008] W18 S47 FGR=[YR=2008] W10 S26 E10 S1 E20 N6 FOP=[YR=2008] E8 N8 W8 S8$ N21 W20$ E20 S13 E8 S7 E12 N59 W22 N8$ S8 E22 N8$.

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
1	0811	CONCRETE B	0	100	0	0	786.00	SF	5.20	5.20	100	2008	2008	3	88	3,597	
2	0810	CONCRETE A	0	100	15	3	45.00	SF	6.50	6.50	100	2008	2008	3	88	257	

LAND DESCRIPTION

TOTAL OB/XF 3,854

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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS