LOT 187
RIVER GLEN #1 PB 7/263

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

2025

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

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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		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

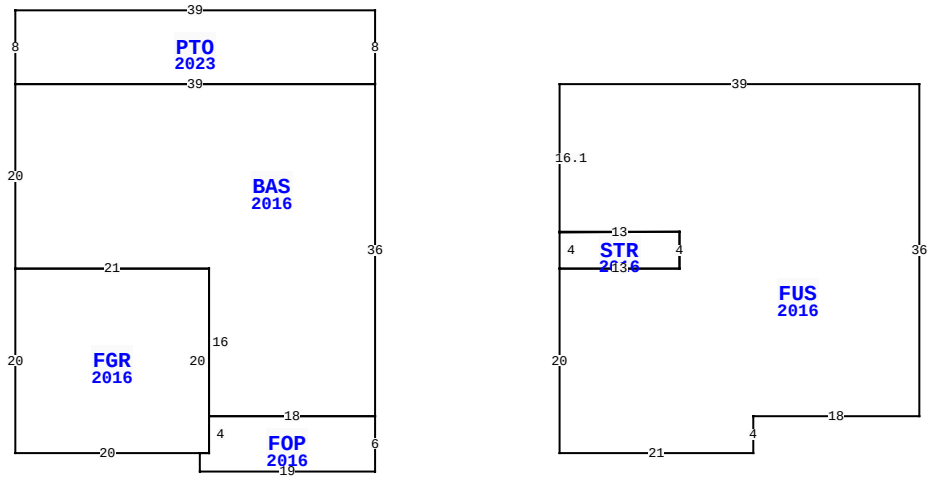
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,068	100	2016	1,068	107,845
FGR	420	55	2016	231	23,326
FOP	110	30	2016	33	3,332
FUS	1,437	100	2016	1,437	145,105
PTO	312	5	2023	16	1,615
STR	52	10	2016	5	505
TOTALS	3,399			2,790	281,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,790	104.6400	104.64	291,946	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2505 HX Base Yr 2021



65110 MOSSY CREEK LN, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		281,728
TOTAL MARKET OB/XF VALUE		46,698
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		383,426
SOH/AGL Deduction		60,752
ASSESSED VALUE		322,674
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		271,952
TOTAL JUST VALUE		383,426
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,985

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 E13 N4 D0.1L13 U16.1R0 $
BAS=[YR=2016;ORIG=0,0] W39 S20 E21 S16 E18 N36 $
FGR=[YR=2016;ORIG=-39,20] S20 E20 E1 N20 W21 $
PTO=[YR=2023;ORIG=0,0] N8 W39 S8 E39 $
FOP=[YR=2016;ORIG=-19,40] S2 E19 N6 W18 S4 W1 $
STR=[YR=2016;ORIG=20,20] E13 N4 W13 S4 $
PTR=[ORIG=0,0] E20 W20 $
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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	0810	CONCRETE A	0	100	0	0	828.00	SF	6.50	6.50	100	2016	2016	3	95	5,113	
2	0861	POOL GUNIT	1	100	0	0	450.00	SF	85.00	85.00	100	2023	2022		95	36,338	
3	0855	CONC PAVER	1	100	0	0	530.00	SF	10.00	10.00	100	2023	2022		99	5,247	

LAND DESCRIPTION

TOTAL OB/XF 46,698

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	RES NATURAL	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