LOTS 13 & 14
IN OR 1066/1009
N E FLA SPORTSMAN CLUB S/D

MORRISON JEFFERSON J
75014 PARRISH RD
YULEE, FL 32097

2025

14-2N-26-4280-0023-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

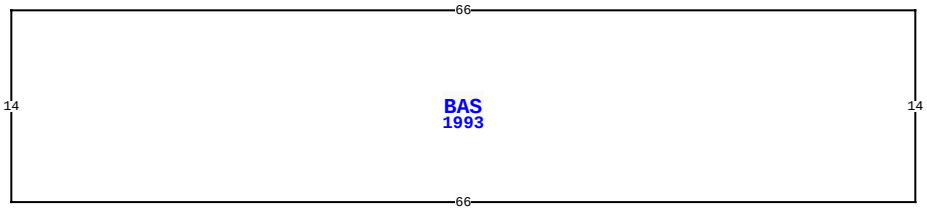
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1993	924	27,188
TOTALS	924			924	27,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	122.6000	98.08	90,626	1980	1980	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2024 Heated Area: 924 HX Base Yr 2024



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		27,188
TOTAL MARKET OB/XF VALUE		2,378
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		69,566
SOH/AGL Deduction		1,480
ASSESSED VALUE		68,086
TOTAL EXEMPTION VALUE	HX HB SX	68,086
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		69,566
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		66,167

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1066/1009	7/03/2002	WD	Q	I	01	100
GRANTOR: MORRISON ROSEMARY L/E						
GRANTEE: MORRISON ROSEMARY &						
0624/1213	4/26/1991	WD	U	I	09	21,000
GRANTOR: CRANE EVERETT N						
GRANTEE: MORRISON JEFF & R						

75014 PARRISH RD, YULEE

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

BUILDING NOTES

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	0940	SHEDS/PORT	0	100	8	12	96.00	SF	20.10	20.10	100	1980	1980	3	20	386	
2	0940	SHEDS/PORT	0	100	10	16	160.00	SF	20.10	20.10	100	1980	1980	3	20	643	
3	1242	WD DECK A	0	100	12	16	192.00	SF	10.00	10.00	100	1993	1993	3	20	384	
4	0940	SHEDS/PORT	0	100	12	20	240.00	SF	20.10	20.10	100	1993	1993	3	20	965	

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 2,378

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	000100	C	RES	100		RM	100.00	140.00	2.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	40,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS