

LOT 16
IN OR 1987/560
RIVER GLEN #1 PB 7/263

JONES JOHN & YVETTE
75013 MORNING GLEN CT
YULEE, FL 32097

2023

11-2N-26-1830-0016-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,930	100	1,930	174,634
FGR	430	55	236	21,355
FOP	73	30	22	1,991
FSP	184	40	74	6,696
FUS	520	100	520	47,051
UST	36	45	16	1,448

TOTALS	3,173		2,798	253,172
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	836.00	SF	5.20	5.20	
2	0462	ST/AL FNC	0	100	0	0	740.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000135	C	SFR CNSVTN	100	0006		0.00	0.00	1.00	UT	

REVIEW DATE 08/16/2018 BY KBX

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,798	108.3840	97.82	273,700	2007	2007	0	0	7.50	92.50
1 SINGLE FAM - 100% - 2016 Heated Area: 2450 HX Base Yr 2016											
75013 MORNING GLEN CT, YULEE											

BLD DATE	07/11/2007	JM	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF											
8,605											

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										253,172	
TOTAL MARKET OB/XF VALUE										8,605	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										316,777	
SOH/AGL Deduction										116,248	
ASSESSED VALUE										200,529	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										150,529	
TOTAL JUST VALUE										316,777	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										270,743	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18929	ELEC OTHER	2,000	03/01/2007
M12789	MECH OTHER	0	03/01/2007
C19469	CO ISSUED	245,977	02/01/2007
R10103	REPAIR/RRF	5,460	02/01/2007
B19469	NEW CONSTR	245,977	02/01/2007

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1987/0560	6/19/2015	WD	Q	I	01	234,900			
GRANTOR: ROBINSON HARRELL & AM									
GRANTEE: JONES JOHN & YVETTE									
1525/0886	9/17/2007	WD	Q	I		242,300			
GRANTOR: PROVIDENCE CONSTRUCTI									
GRANTEE: ROBINSON HARRELL &									

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2012] W23 BAS=[YR=2007] W17 S54 E11 FOP=[YR=2007] S4 E9 FGR=[YR=2007] S17 E20 N23 W7 S2 W10 D3 L3 S1\$ N1 R3 U3 U4 L4 W6 S4 W2\$ E2 N4 E6 R4 D4 E10 N2 E7 N44 W23 N8 \$ S8 E23 N8\$ PTR=E15 FUS=[YR=2007] E13 S14 UST=[YR=2007] E6 S6 W6 N6\$ S26 W13 N40\$ W15\$.											