LOT 19
IN OR 1562/90
RIVER GLEN #1 PB 7/263

MCFARLAND JAY T & CRYSTAL G
228 PHILLY DRIVE
NORTH WALES, PA 19454

2023

11-2N-26-1830-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

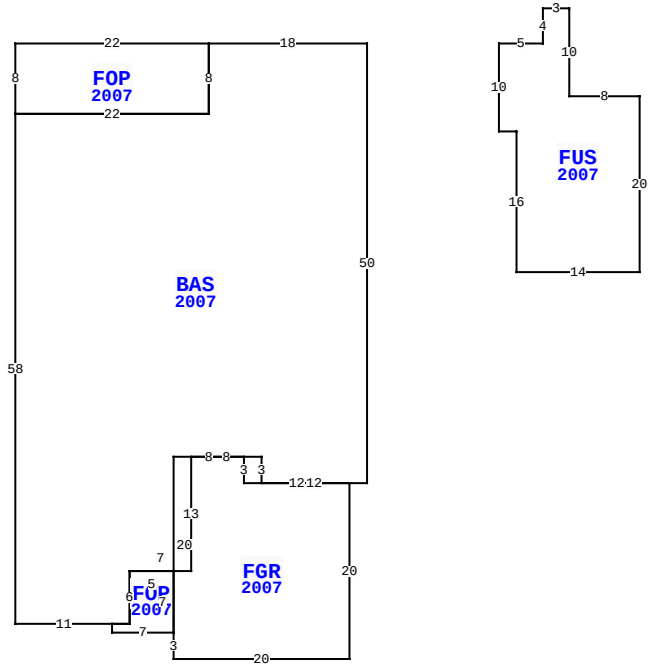
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,078	100	2,078	186,352
FGR	424	55	233	20,895
FOP	37	30	11	986
FOP	176	30	53	4,753
FUS	348	100	348	31,209
TOTALS	3,063		2,723	244,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,723	107.4240	96.95	263,995	2007	2007	0	0	0	7.50	92.50

1 SINGLE FAM – 0% - 0 Heated Area: 2426 HX Base Yr



75035 MORNING GLEN CT, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	244,195
TOTAL MARKET OB/XF VALUE	4,489
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	303,684
SOH/AGL Deduction	22,909
ASSESSED VALUE	280,775
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	280,775
TOTAL JUST VALUE	303,684
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	260,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19409	ELEC OTHER	0	06/01/2007
E18967	ELEC OTHER	2,000	03/01/2007
M12787	MECH OTHER	0	03/01/2007
P12157	OTHER	0	02/01/2007
C18818	CO ISSUED	202,295	11/01/2006
B18818	NEW CONSTR	202,295	11/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/0090	4/18/2008	WD	U	I	07	100
GRANTOR: TAYLOR MORRISON OF FL						
GRANTEE: MCFARLAND JAY T & C						
1544/1610	1/04/2008	WD	U	I	21	100
GRANTOR: MORRISON HOMES INC						
GRANTEE: TAYLOR WOODROW HOME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W18 FOP=[YR=2007] W22 S8 E22 N8$ S8 W22 S58 E11
FOP=[YR=2007] S1 E7 FGR=[YR=2007] S3 E20 N20 W12 N3 W8 S20$
N7 W5 S6 W2$ E2 N6 E7 N13 E8 S3 E12 N50$ PTR=E15
FUS=[YR=2007] E5 N4 E3 S10 E8 S20 W14 N16 W2 N10$ W15$.

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	0810	CONCRETE A	0	0	0	0	712.00	SF	6.50	6.50	100	2016	2016	3	97	4,489	

LAND DESCRIPTION

TOTAL OB/XF 4,489

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	000135	C	SFR CNSVTN	0	0003		0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 09/24/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS