



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 70		
Interior Floor	08	SHT VINYL 30		
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,564	100	1,564	152,169
FGR	400	55	220	21,405
FOP	48	30	14	1,362
PTO	70	5	4	389
PTO	155	5	8	778
TOTALS	2,237		1,810	176,103

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,810	110.0000	99.28	179,697	2017	2017	0	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2020 Heated Area: 1564 HX Base Yr 2020												
75043 MORNING GLEN CT, YULEE												

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					176,103				
TOTAL MARKET OB/XF VALUE					9,978				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					241,081				
SOH/AGL Deduction					106,791				
ASSESSED VALUE					134,290				
TOTAL EXEMPTION VALUE					HX HB WX 55,000				
BASE TAXABLE VALUE					79,290				
TOTAL JUST VALUE					241,081				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					206,838				