

LOT 23
IN OR 2110/1492
RIVER GLEN #1 PB 7/263

CULPEPPER TIMOTHY & ASHLEI N
75049 MORNING GLEN COURT
YULEE, FL 32097

2023

11-2N-26-1830-0023-0000



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 60
Interior Floor	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

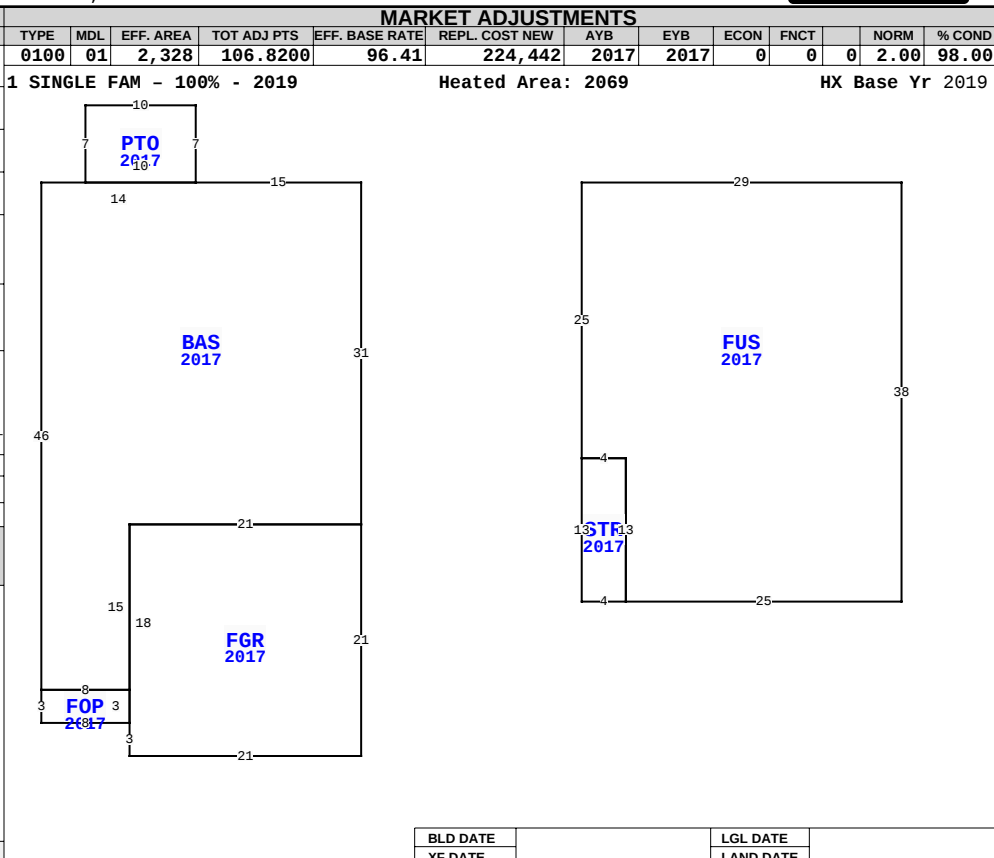
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,019	100	1,019	96,277
FGR	441	55	243	22,959
FOP	24	30	7	662
FUS	1,050	100	1,050	99,206
PTO	70	5	4	378
STR	52	10	5	472

TOTALS	2,656		2,328	219,953
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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	0810	CONCRETE A	0	100	0	0	750.00	SF	6.50	6.50	
2	0811	CONCRETE B	0	100	30	25	750.00	SF	5.20	5.20	
3	0810	CONCRETE A	0	100	0	0	200.00	SF	6.50	6.50	

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			0.00	0.00	1.00	UT	



75049 MORNING GLEN CT, YULEE											
TOTAL OB/XF 9,877											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	219,953		
TOTAL MARKET OB/XF VALUE	9,877		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	284,830		
SOH/AGL Deduction	78,903		
ASSESSED VALUE	205,927		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	155,927		
TOTAL JUST VALUE	284,830		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	243,157		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002554	CO ISSUED	0	03/28/2017
B1633380	NEW CONSTR	257,813	11/01/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2110/1492	3/29/2017	WD	Q	I	01
GRANTOR: D R HORTON INC-JACKSO					
GRANTEE: CULPEPPER TIMOTHY &					
2077/1038	10/13/2016	SW	U	V	30
GRANTOR: RL REGI FLORIDA LLC					
GRANTEE: D R HORTON INC-JACK					

BUILDING NOTES											
BAS=[YR=2017] W15 PTO=[YR=2017] N7 W10 S7 E10\$ W14 S46											
FOP=[YR=2017] S3 E8 FGR=[YR=2017] S3 E21 N21 W21 S18\$ N3 W8\$											
E8 N15 E21 N31\$ PTR=E20 FUS=[YR=2017] E29 S38 W25											
STR=[YR=2017] W4 N13 E4 S13\$ N13 W4 N25\$ W20\$.											