LOT 27
RIVER GLEN #1 PB 7/263

EMORY JENNIFER O & JOSHUA B
75067 MORNING GLEN CT
YULEE, FL 32097

2023

11-2N-26-1830-0027-0000

BUILDING CHARACTERISTICS

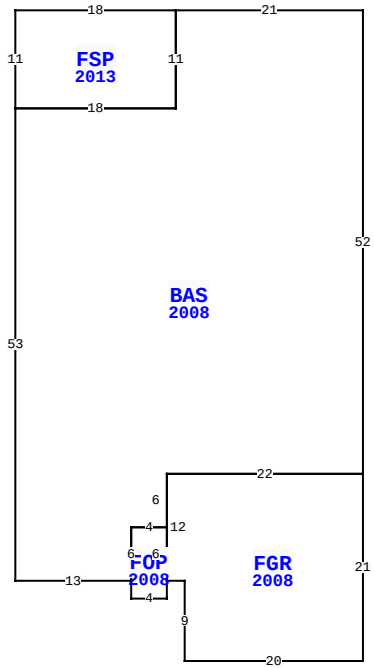
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,010	100	2,010	190,686
FGR	444	55	244	23,148
FOP	32	30	10	949
FSP	198	40	79	7,495
TOTALS	2,684		2,343	222,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,343	111.2300	100.39	235,214	2008	2011	0	0	0	5.50	94.50

1 SINGLE FAM – 0% - 2023 Heated Area: 2010 HX Base Yr



75067 MORNING GLEN CT, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	222,277
TOTAL MARKET OB/XF VALUE	7,496
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	284,773
SOH/AGL Deduction	0
ASSESSED VALUE	284,773
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	284,773
TOTAL JUST VALUE	284,773
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	238,895

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2210473	REPAIR/RRF	14,450	11/01/2022
M13501	MECH OTHER	0	12/01/2007
E20256	ELEC OTHER	2,000	11/01/2007
P12863	OTHER	0	11/01/2007
C20710	CO ISSUED	180,002	10/01/2007
R10814	REPAIR/RRF	3,300	10/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2587/0858	8/26/2022	WD	Q	I	01	390,000
GRANTOR: LA COMBE KIRK G & GUD						
GRANTEE: EMORY JENNIFER ORRI						
1602/1679	1/14/2009	WD	Q	I	01	178,000
GRANTOR: PROVIDENCE CONSTRUCTI						
GRANTEE: LA COMBE KIRK G & G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W21 FSP=[YR=2013] W18 S11 E18 N11$ S11 W18 S53 E13 FOP=[YR=2008] S2 E4 N2 FGR=[YR=2008] E2 S9 E20 N21 W22 S12$ N6 W4 S6$ N6 E4 N6 E22 N52$.

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	0811	CONCRETE B	0	0	0	0	658.00	SF	5.20	5.20	100	2008	2008	3	90	3,079	
2	0810	CONCRETE A	0	0	20	4	80.00	SF	6.50	6.50	100	2008	2008	3	90	468	
3	0911	SCRN RM A	0	0	14	18	252.00	SF	17.50	17.50	100	2011	2011	3	55	2,426	
4	0810	CONCRETE A	0	0	14	18	252.00	SF	6.50	6.50	100	2011	2011	3	93	1,523	

LAND DESCRIPTION

TOTAL OB/XF 7,496

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	SFR	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 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS