



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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		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	1,971	100	1,971	175,772
FGR	504	55	277	24,703
FOP	40	30	12	1,070
FOP	105	30	32	2,854
TOTALS	2,620		2,292	204,399

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	856.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	11	3	33.00	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	0003		0.00	0.00	1.00	UT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,292	106.8200	96.41	220,972	2007	2007	0	0	7.50	92.50
1 SINGLE FAM - 100% - 2016 Heated Area: 1971 HX Base Yr 2016											
75071 MORNING GLEN CT, YULEE											

BLD DATE	01/14/2008	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF											
4,153											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										204,399	
TOTAL MARKET OB/XF VALUE										4,153	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										263,552	
SOH/AGL Deduction										98,076	
ASSESSED VALUE										165,476	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										115,476	
TOTAL JUST VALUE										263,552	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										227,778	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19982	ELEC OTHER	2,000	09/01/2007
M13256	MECH OTHER	0	09/01/2007
C20326	CO ISSUED	0	08/01/2007
R10600	REPAIR/RRF	5,000	08/01/2007
B20326	NEW CONSTR	174,306	08/01/2007
P12614	OTHER	0	08/01/2007

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2567/0696	5/27/2022	WD	U	I	11	100			
GRANTOR: GERHART RICHARD A & F									
GRANTEE: GERHART FAMILY TRUS									
1966/0451	2/26/2015	SW	U	I	12	149,900			
GRANTOR: FANNIE MAE									
GRANTEE: GERHART RICHARD A &									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2007] W25 FOP=[YR=2007] W15 S7 E15 N7\$ S7 W15 S56 E11 FOP=[YR=2007] S2 E8 FGR=[YR=2007] S2 E21 N23 W24 S7 E3 S14\$ N6 W6 S4 W2 \$ E2 N4 E6 N8 W3 N7 E24 N44\$.											