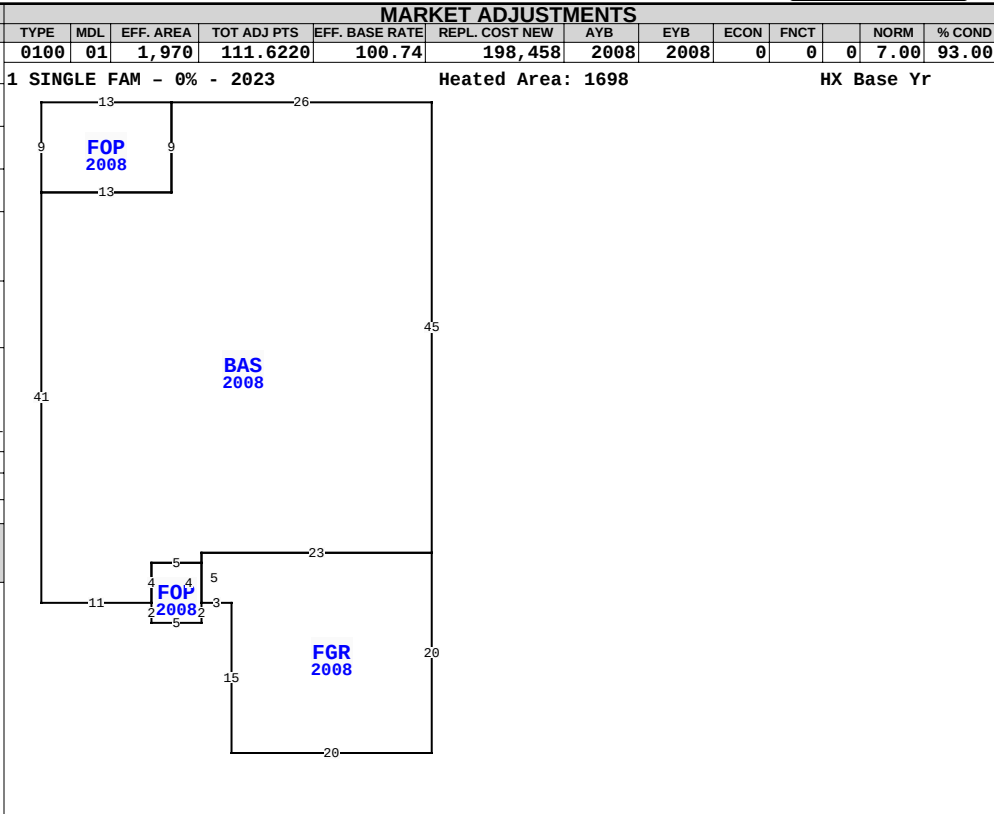




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,698	100	1,698	159,083
FGR	415	55	228	21,361
FOP	30	30	9	844
FOP	117	30	35	3,279



75085 MORNING GLEN CT, YULEE	BLD DATE	04/02/2008	KK	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

75085 MORNING GLEN CT, YULEE															BLD DATE 04/02/2008 KK LGL DATE	
															XF DATE	LAND DATE
															INC DATE	AG DATE

LAND DESCRIPTION										TOTAL OB/XF							3,721		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
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			
REVIEW DATE		07/10/2020		BY	KBA		Total Acres: 0.00		Total Land Value: 55,000				Market: 0		Agricultural: 0				

NASSAU COUNTY PROPERTY															PAGE 1 of 1 4									
VALUATION SUMMARY															STANDARD									
VALUATION BY															Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE															184,566									
TOTAL MARKET OB/XF VALUE															3,721									
TOTAL LAND VALUE - MARKET															55,000									
TOTAL MARKET VALUE															243,287									
SOH/AGL Deduction															0									
ASSESSED VALUE															243,287									
TOTAL EXEMPTION VALUE															0									
BASE TAXABLE VALUE															243,287									
TOTAL JUST VALUE															243,287									
NCON VALUE															0									
INCOME VALUE																								
PREVIOUS YEAR MKT VALUE															210,974									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20277	ELEC OTHER	2,000	12/01/2007
M13502	MECH OTHER	0	12/01/2007
C20691	CO ISSUED	162,534	10/01/2007
R10809	REPAIR/RRF	3,000	10/01/2007
B20691	NEW CONSTR	162,534	10/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2555/1312	4/08/2022	WD	Q	I	01	360,000	
GRANTOR: LAMB CARL III							
GRANTEE: DOWNDEN FRANKLIN LE							
1593/0161	11/12/2008	WD	Q	I		160,000	
GRANTOR: PROVIDENCE CONSTRUCTI							
GRANTEE: LAMB CARL III							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008] W26 FOP=[YR=2008] W13 S9 E13 N9\$ S9 W13 S41 E11 FOP=[YR=2008] S2 E5 N2 FGR=[YR=2008] E3 S15 E20 N20 W23 S5\$ N4 W5 S4\$ N4 E5 N1 E23 N45\$.									