



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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	40	30	12	1,167
PTO	70	5	4	389
TOTALS	2,074		1,800	175,130

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	0	747.00	SF	6.50	6.50	100	2017

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	SFR CNSVTN	0			0.00	0.00	1.00	UT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,800	110.0000	99.28	178,704	2017	2017	0	0	2.00	98.00
1 SINGLE FAM - 0% - 2023 Heated Area: 1564 HX Base Yr											
75097 MORNING GLEN CT, YULEE											

TOTAL OB/XF											
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TOTAL OB/XF											
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1	0810	CONCRETE A	0	0	0	747.00	SF	6.50	6.50	100	2017

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1 4											
VALUATION BY STANDARD											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 175,130											
TOTAL MARKET OB/XF VALUE 4,710											
TOTAL LAND VALUE - MARKET 55,000											
TOTAL MARKET VALUE 234,840											
SOH/AGL Deduction 0											
ASSESSED VALUE 234,840											
TOTAL EXEMPTION VALUE 0											
BASE TAXABLE VALUE 234,840											
TOTAL JUST VALUE 234,840											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 203,285											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002258	CO ISSUED	0	03/20/2017
B1632999	NEW CONSTR	196,351	09/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2562/1836	4/26/2022	WD	Q	I	01	340,000	
GRANTOR: OPENDOOR PROPERTY J L							
GRANTEE: OLYMPUS BORROWER LL							
2550/0164	3/22/2022	WD	U	I	37	312,000	
GRANTOR: BARKER RYAN & CHANLI							
GRANTEE: OPENDOOR PROPERTY J							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W29 PTO=[YR=2017] N7 W10 S7 E10\$ W10 S48 E13 FOP=[YR=2017] E5 FGR=[YR=2017] S7 E20 N20 W20 S13\$ N8 W5 S8\$ N8 E6 N5 E20 N35\$.											