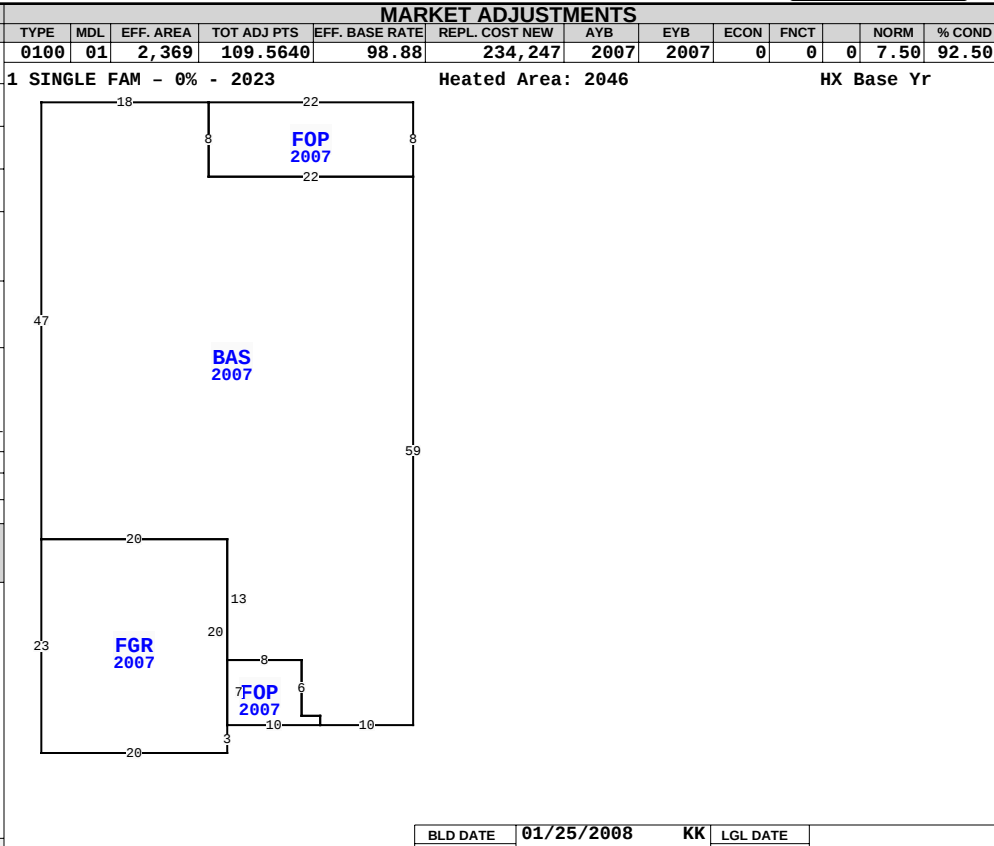




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	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	2,046	100	2,046	187,135
FGR	460	55	253	23,141
FOP	58	30	17	1,555
FOP	176	30	53	4,848
TOTALS	2,740		2,369	216,678



75107 MORNING GLEN CT, YULEE

BLD DATE	01/25/2008	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

EXTRA FEATURES											
L N	OB/UF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	0	0	0	692.00	SF	5.20	5.20	
3	0810	CONCRETE A	0	0	11	3	33.00	SF	6.50	6.50	

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/UF MKT VALUE
100	2007	2007	3	92	3,220
100	2007	2007	3	89	3,203
100	2007	2007	3	89	191

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	0	0003		0.00	0.00	1.00	UT	

TOTAL OB/XF												6,614	
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	
03		0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00		
Total Acres: 0.00		Total Land Value: 55,000				Market: 0				Agricultural: 0			

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						216,678					
TOTAL MARKET OB/UF VALUE						6,614					
TOTAL LAND VALUE - MARKET						55,000					
TOTAL MARKET VALUE						278,292					
SOH/AGL Deduction						0					
ASSESSED VALUE						278,292					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						278,292					
TOTAL JUST VALUE						278,292					
NCON VALUE						0					
INCOME VALUE						0					
PREVIOUS YEAR MKT VALUE						239,540					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19890	ELEC OTHER	2,000	08/01/2007
M13178	MECH OTHER	0	08/01/2007
P12546	OTHER	0	07/01/2007
C20149	CO ISSUED	0	06/01/2007
R10511	REPAIR/RRF	5,000	06/01/2007
B20149	NEW CONSTR	179,916	06/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2590/1120	8/29/2022	WD	Q	I	01	384,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: ALLEN ROBERT L & AL						
2565/0318	5/19/2022	WD	U	I	37	360,000
GRANTOR: HEALD DANIEL L & BRIT						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2007] W22 BAS=[YR=2007] W18 S47 FGR=[YR=2007] S23 E20 N3 FOP=[YR=2007] E10 N1 W2 N6 W8 S7\$ N20 W20\$ E20 S13 E8 S6 E2 S1 E10 N59 W22 N8 \$ S8 E22 N8\$.											