LOT 36
IN OR 2126/1205
RIVER GLEN #1 PB 7/263

MOORE MICHAEL K & RUTH C
75111 MORNING GLEN COURT
YULEE, FL 32097

2023

11-2N-26-1830-0036-0000

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 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

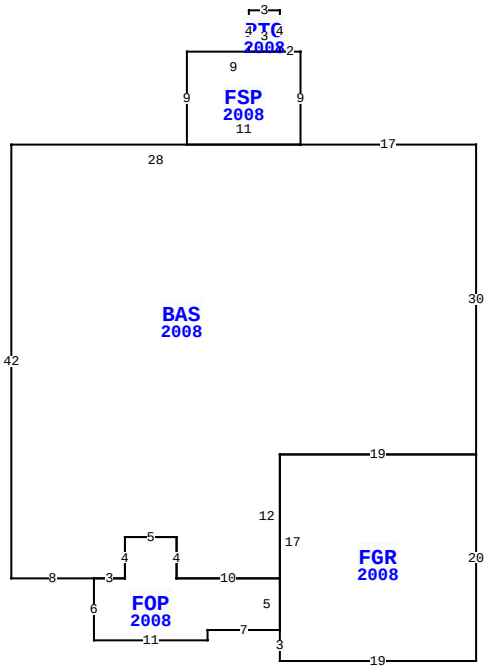
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,642	100	1,642	147,224
FGR	380	55	209	18,740
FOP	121	30	36	3,228
FSP	99	40	40	3,586
PTO	12	5	1	89
TOTALS	2,254		1,928	172,867

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,928	106.8200	96.41	185,878	2008	2008	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2018 Heated Area: 1642 HX Base Yr 2018



BLD DATE	08/18/2008 KK
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

75111 MORNING GLEN CT, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		172,867
TOTAL MARKET OB/XF VALUE		3,673
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		231,540
SOH/AGL Deduction		80,509
ASSESSED VALUE		151,031
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		101,031
TOTAL JUST VALUE		231,540
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21284	CO ISSUED	0	09/15/2008
B21284	NEW CONSTR	0	05/01/2008
M13830	MECH OTHER	0	05/01/2008
P13195	OTHER	0	05/01/2008
E20764	ELEC OTHER	2,000	05/01/2008
R11175	REPAIR/RRF	1,410	04/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2126/1205	6/06/2017	WD	Q	I	01	195,000
GRANTOR: PATRICK JOHN D & KARE						
GRANTEE: MOORE MICHAEL K & R						
1586/1867	9/26/2008	WD	Q	I		179,300
GRANTOR: PROVIDENCE CONSTRUCTI						
GRANTEE: PATRICK JOHN D & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W17 FSP=[YR=2008] N9 W2 PTO=[YR=2008] N4 W3 S4 E3$ W9 S9 E11$ W28 S42 E8 FOP=[YR=2008] S6 E11 N1 E7 FGR=[YR=2008] S3 E19 N20 W19 S17$ N5 W10 N4 W5 S4 W3$ E3 N4 E5 S4 E10 N12 E19 N30$.

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	100	0	0	680.00	SF	5.20	5.20	100	2008	2008	3	90	3,182	
2	0810	CONCRETE A	0	100	21	4	84.00	SF	6.50	6.50	100	2008	2008	3	90	491	

LAND DESCRIPTION

TOTAL OB/XF 3,673

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	100	0003		0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 09/25/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS