LOT 37
IN OR 2090/20
RIVER GLEN #1 PB 7/263

BARE ARETHA ANN S
75113 MORNING GLEN CT
YULEE, FL 32097

2023

11-2N-26-1830-0037-0000

BUILDING CHARACTERISTICS

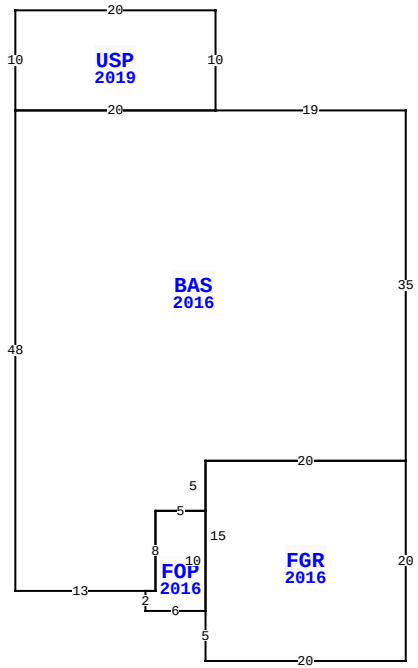
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,572	100	1,572	149,117
FGR	400	55	220	20,869
FOP	52	30	16	1,518
USP	200	30	60	5,691
TOTALS	2,224		1,868	177,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,868	107.8000	97.29	181,738	2016	2016	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2017 Heated Area: 1572 HX Base Yr 2017



75113 MORNING GLEN CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		177,195
TOTAL MARKET OB/XF VALUE		4,414
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		236,609
SOH/AGL Deduction		87,359
ASSESSED VALUE		149,250
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		94,250
TOTAL JUST VALUE		236,609
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,874

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009075	XFOB	4,780	12/01/2018
B1632658	CO ISSUED	0	12/15/2016
B1632658	NEW CONSTR	196,685	07/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2090/0020	12/16/2016	SW	Q	I	01	154,400
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BARE ARETHA ANN S						
2052/0825	6/10/2016	SW	U	V	30	301,000
GRANTOR: RL REGI FLORIDA LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W19 USP=[YR=2019] N10 W20 S10 E20$ W20 S48 E13 FOP=[YR=2016] S2 E6 FGR=[YR=2016] S5 E20 N20 W20 S15$N10 W5 S8 W1$ E1 N8 E5 N5 E20 N35$.

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	0810	CONCRETE A	0	100	0	0	700.00	SF	6.50	6.50	100	2016	2016	3	97	4,414	

LAND DESCRIPTION

TOTAL OB/XF 4,414

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	000135	C	SFR CNSVTN	100			0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 03/29/2019 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS