

LOT 41
IN OR 2095/583
RIVER GLEN #1 PB 7/263

RIDGELY DARREN M
75129 MORNING GLEN CT
YULEE, FL 32097

2023

11-2N-26-1830-0041-0000



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 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	1,515	100	1,515	147,401
FGR	400	55	220	21,405
FOP	44	30	13	1,265
PTO	70	5	4	389
TOTALS	2,029		1,752	170,460

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0810	CONCRETE A	0 100	0	0	758.00	SF	6.50	6.50	100	2017	2017	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND
1	000135	C	SFR CNSVTN	100			0.00	0.00	1.00	UT		1.00	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	1,752	110.0000	99.28	173,939	2017	2017	0	0	0	2.00	98.00	
1 SINGLE FAM - 100% - 2019 Heated Area: 1515 HX Base Yr 2019													
75129 MORNING GLEN CT, YULEE													

TOTAL OB/XF 4,779													
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NASSAU COUNTY PROPERTY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		170,460	
TOTAL MARKET OB/XF VALUE		4,779	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		230,239	
SOH/AGL Deduction		65,737	
ASSESSED VALUE		164,502	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		114,502	
TOTAL JUST VALUE		230,239	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		199,414	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632782	CO ISSUED	0	01/17/2017
1632782	NEW CONSTR	214,327	08/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2095/0583	1/17/2017	SW	Q	I	01	155,000	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: RIDGELY DARREN M							
2058/1620	7/15/2016	SW	U	V	30	344,000	
GRANTOR: RL REGI FLORIDA LLC							
GRANTEE: D R HORTON INC-JACK							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2017] W25 PT0=[YR=2017] N7 W10 S7 E10\$ W14 S50 E12 FOP=[YR=2017] S1 E9 N1 FGR=[YR=2017] E18 N20 W20 S20 E2\$ W2 N7 W5 S7 W2\$ E2 N7 E5 N13 E20 N30\$.													