

LOT 43
IN OR 1584/593
RIVER GLEN #1 PB 7/263

LEVERETT RUSSELL SR & ANITA
75139 MORNING GLEN COURT
YULEE, FL 32097

2023

11-2N-26-1830-0043-0000



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	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,714	100	1,714	154,540
FGR	490	55	270	24,345
FOP	25	30	8	722
FSP	100	40	40	3,607
FUS	782	100	782	70,508

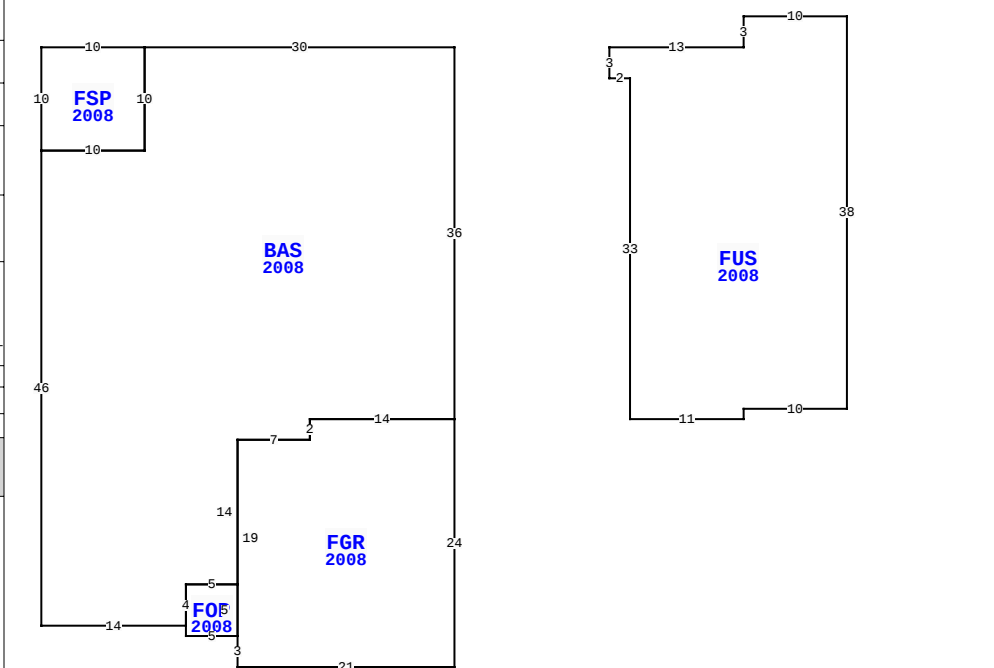
TOTALS	3,111		2,814	253,720
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	0	0	679.00	SF	5.20	
3	0810	CONCRETE A	0 100	11	3	33.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003		0.00	0.00	1.00

REVIEW DATE	09/25/2019	BY	KBA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,814	107.4240	96.95	272,817	2008	2008	0	0	7.00	93.00	
1 SINGLE FAM - 100% - 2009					Heated Area: 2496				HX Base Yr 2009			



75139 MORNING GLEN CT, YULEE	BLD DATE 08/28/2008	KK	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF													
6,626													

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6,626													

Total Acres: 0.00	Total Land Value: 55,000	Market: 0	Agricultural: 0	Common: 55,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		253,720	
TOTAL MARKET OB/XF VALUE		6,626	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		315,346	
SOH/AGL Deduction		132,669	
ASSESSED VALUE		182,677	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		132,677	
TOTAL JUST VALUE		315,346	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		270,489	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20956	ELEC OTHER	2,000	06/01/2008
M13884	MECH OTHER	0	06/01/2008
C21406	CO ISSUED	0	05/01/2008
P13214	OTHER	0	05/01/2008
B21406	NEW CONSTR	203,610	05/01/2008
R11258	REPAIR/RRF	5,000	05/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1584/0593	9/09/2008	WD	Q	I		226,200	
GRANTOR: TAYLOR MORRISON OF FL							
GRANTEE: LEVERETT RUSSELL SR							
1544/1610	1/04/2008	WD	U	V	21	100	
GRANTOR: MORRISON HOMES INC							
GRANTEE: TAYLOR WOODROW HOME							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008] W30 FSP=[YR=2008] W10 S10 E10 N10\$ S10 W10 S46 E14 FOP=[YR=2008] S1 E5 FGR=[YR=2008] S3 E21 N24 W14 S2 W7 S19\$ N5 W5 S4\$ N4 E5 N14 E7 N2 E14 N36\$ PTR= E15 FUS=[YR=2008] E13 N3 E10 S38 W10 S1 W11 N33 W2 N3\$ W15\$.									