



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		4 100
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	1,974	100	1,974	176,040
FGR	459	55	252	22,473
FOP	40	30	12	1,070
FOP	105	30	32	2,854
TOTALS	2,578		2,270	202,437

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	702.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000133	C	SFR LAKE	100	0003		0.00	0.00	1.00	UT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,270	106.8200	96.41	218,851	2007	2007	0	0	7.50	92.50

1 SINGLE FAM - 100% - 2021 Heated Area: 1974 HX Base Yr 2021

BLD DATE	01/14/2008	KK	LGL DATE	
XF DATE	01/14/2008	KK	LAND DATE	
INC DATE			AG DATE	

75104 MORNING GLEN CT, YULEE

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										202,437	
TOTAL MARKET OB/XF VALUE										3,405	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										260,842	
SOH/AGL Deduction										52,159	
ASSESSED VALUE										208,683	
TOTAL EXEMPTION VALUE										HX HB	50,000
BASE TAXABLE VALUE										158,683	
TOTAL JUST VALUE										260,842	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										225,777	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19984	ELEC OTHER	2,000	09/01/2007
M13257	MECH OTHER	0	09/01/2007
C20324	CO ISSUED	0	08/01/2007
R10598	REPAIR/RRF	5,000	08/01/2007
B20324	NEW CONSTR	170,544	08/01/2007
P12612	OTHER	0	08/01/2007

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2317/1704	11/07/2019	WD	Q	I	01	230,000			
GRANTOR: BEARDEN CARL L & KATR									
GRANTEE: SARCUNI MARION THER									
1787/1294	3/30/2012	WD	U	I	12	144,900			
GRANTOR: BAC FLORIDA BANK									
GRANTEE: BEARDEN CARL L & KA									

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2007] W15 BAS=[YR=2007] W25 S44 FGR=[YR=2007] S21 E21 FOP=[YR=2007] E8 N2 W2 N4 W6 S6\$ N15 E3 N6 W24\$ E24 S6 W3 S9 E6 S4 E13 N56 W15 N 7\$ S7 E15 N7\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000133	C	SFR LAKE	100	0003		0.00	0.00	1.00	UT	