

LOT 61
IN OR 2161/650
RIVER GLEN #1 PB 7/263

MUSTO KIMBERLY F & ADAM W
75028 MORNING GLEN COURT
YULEE, FL 32097

2023

11-2N-26-1830-0061-0000



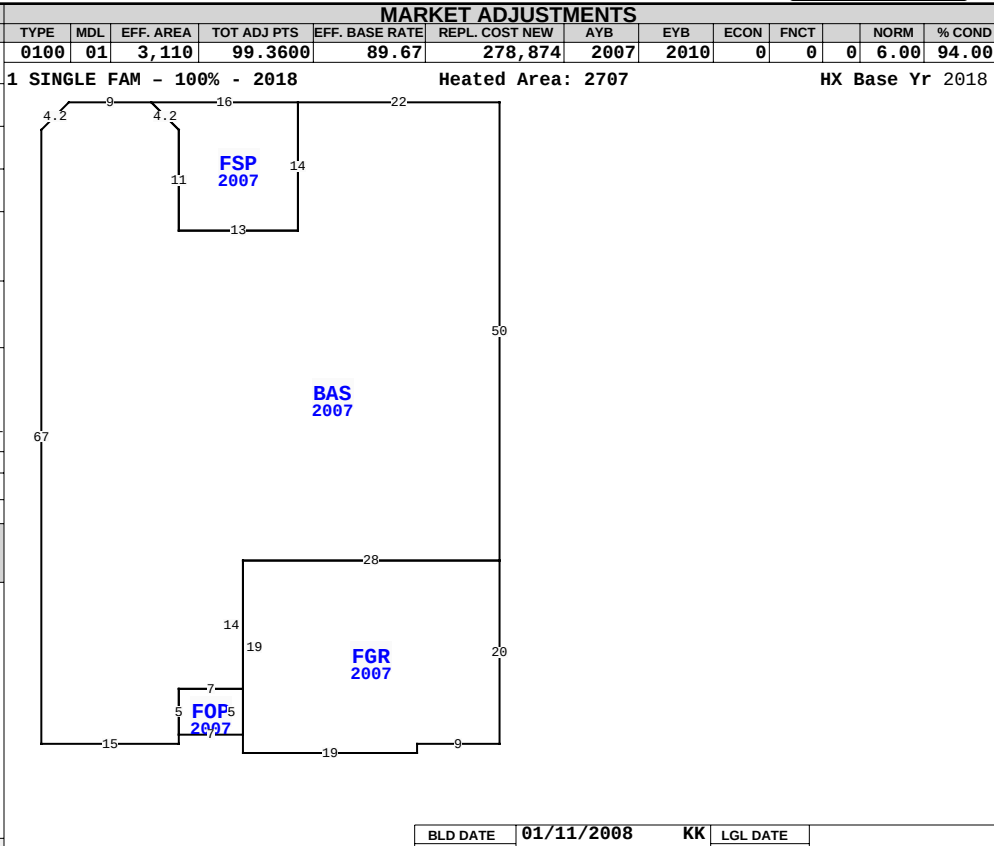
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,707	100	2,707	228,173
FGR	579	55	318	26,804
FOP	35	30	10	843
FSP	187	40	75	6,322
TOTALS	3,508		3,110	262,142

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,122.00	SF	4.00	4.00	
2	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	
3	0855	CONC PAVER	0	100	0	0	402.00	SF	10.00	10.00	

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	



75028 MORNING GLEN CT, YULEE	BLD DATE 01/11/2008	KK	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
8,148											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						262,142					
TOTAL MARKET OB/XF VALUE						8,148					
TOTAL LAND VALUE - MARKET						55,000					
TOTAL MARKET VALUE						325,290					
SOH/AGL Deduction						111,039					
ASSESSED VALUE						214,251					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						164,251					
TOTAL JUST VALUE						325,290					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						275,088					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2301767	REPAIR/RRF	27,365	02/08/2023
E19891	ELEC OTHER	2,000	08/01/2007
M13176	MECH OTHER	0	08/01/2007
P12547	OTHER	0	07/01/2007
C20147	CO ISSUED	0	06/01/2007
R10509	REPAIR/RRF	5,000	06/01/2007

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2161/0650	11/30/2017	WD	Q	I	02	250,000			
GRANTOR: CARRICK PETER R & TON									
GRANTEE: MUSTO KIMBERLY F &									
1537/0301	11/26/2007	WD	Q	I		264,600			
GRANTOR: MORRISON HOMES INC									
GRANTEE: CARRICK PETER R & T									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2007] W22 FSP=[YR=2007] W16 D3 R3 S11 E13 N14\$ S14 W13 N11 U3 L3 W9 D3 L3 S67 E15 N1 FOP=[YR=2007] E7 FGR=[YR=2007] S2 E19 N1 E9 N20 W28 S19\$ N5 W7 S5\$ N5 E7 N14 E28 N50\$.											