

LOT 63
IN OR 2107/678
RIVER GLEN #1 PB 7/263

BROWN JARED
75020 MORNING GLEN CT
YULEE, FL 32097

2023

11-2N-26-1830-0063-0000



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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

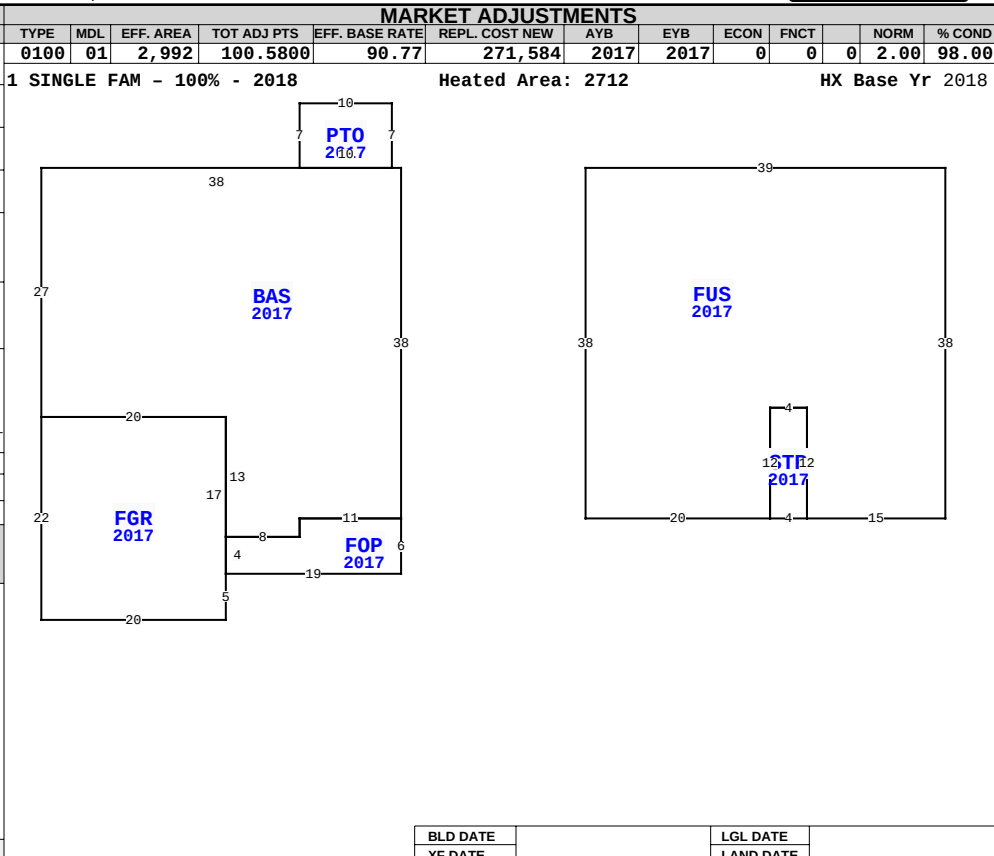
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,278	100	1,278	113,684
FGR	440	55	242	21,527
FOP	98	30	29	2,579
FUS	1,434	100	1,434	127,561
PTO	70	5	4	356
STR	48	10	5	445

TOTALS	3,368		2,992	266,152
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	751.00	SF	6.50	6.50	
2	0462	ST/AL FNC	0	100	0	0	816.00	SF	10.00	10.00	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	

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			0.00	0.00	1.00	UT	



75020 MORNING GLEN CT, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		266,152	
TOTAL MARKET OB/XF VALUE		12,398	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		333,550	
SOH/AGL Deduction		113,445	
ASSESSED VALUE		220,105	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		170,105	
TOTAL JUST VALUE		333,550	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		282,835	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001983	CO ISSUED	0	03/10/2017
B1633088	NEW CONSTR	329,710	09/01/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V	RSN CD	SALE PRICE
2107/0678	3/15/2017	WD Q	I	01	207,500
GRANTOR: D R HORTON INC-JACKSO					
GRANTEE: BROWN JARED					
2064/1840	8/12/2016	SW U	V	30	322,500
GRANTOR: RL REGI FLORIDA LLC					
GRANTEE: D R HORTON INC-JACK					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W1 PTO=[YR=2017] N7 W10 S7 E10\$ W38 S27 FGR=[YR=2017] S22 E20 N5 FOP=[YR=2017] E19 N6 W11 S2 W8 S4 \$ N17 W20\$ E20 S13 E8 N2 E11 N38\$ PTR=E20 FUS=[YR=2017] E39 S38 W15 STR=[YR=2017] W4 N12 E4 S12\$ N12 W4 S12 W20 N38\$ W20\$.											