LOT 64
IN OR 2102/1648
RIVER GLEN #1 PB 7/263

WILSON MITCHELL D
75014 MORNING GLEN CT
YULEE, FL 32097

2023

11-2N-26-1830-0064-0000

BUILDING CHARACTERISTICS

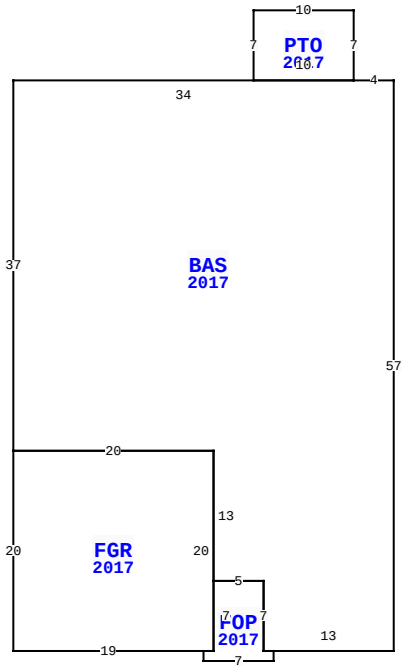
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,731	100	1,731	163,548
FGR	400	55	220	20,786
FOP	42	30	13	1,228
PTO	70	5	4	378
TOTALS	2,243		1,968	185,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,968	106.8200	96.41	189,735	2017	2017	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2018 Heated Area: 1731 HX Base Yr 2018



75014 MORNING GLEN CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		185,940
TOTAL MARKET OB/XF VALUE		4,678
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		245,618
SOH/AGL Deduction		90,673
ASSESSED VALUE		154,945
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		104,945
TOTAL JUST VALUE		245,618
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001033	CO ISSUED	0	02/10/2017
B1632991	NEW CONSTR	214,327	09/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2102/1648	2/22/2017	SW	Q	I	01	160,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: WILSON MITCHELL D						
2064/1840	8/12/2016	SW	U	V	30	322,500
GRANTOR: RL REGI FLORIDA LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W4 PTO=[YR=2017] N7 W10 S7 E10$ W34 S37
FGR=[YR=2017] S20 E19 FOP=[YR=2017] S1 E7 N1 W1 N7 W5 S7 W1$
E1 N20 W20$ E20 S13 E5 S7 E13 N57$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	0	742.00	SF	6.50	6.50	100	2017	2017	3	97	4,678	

LAND DESCRIPTION

TOTAL OB/XF 4,678

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000133	C	SFR LAKE	100			0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 08/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS