

LOT 15
IN OR 1521/1207
RIVER GLEN #1 PB 7/263

WALKUP MAE C & JOSEPH H
75009 MORNING GLEN COURT
YULEE, FL 32097

2024

11-2N-26-1830-0015-0000



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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

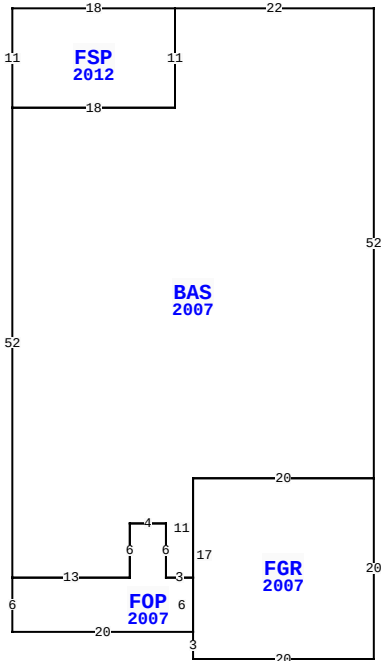
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,078	100	2,078	195,624
FGR	400	55	220	20,711
FOP	144	30	43	4,048
FSP	198	40	79	7,437
TOTALS	2,820		2,420	227,821

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	796.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	100	0006		0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,420	104.8600	99.62	241,080	2007	2012	0	0
1 SINGLE FAM - 100% - 2008									
Heated Area: 2078									
HX Base Yr 2008									



TOTAL OB/XF									
3,642									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					227,821				
TOTAL MARKET OB/XF VALUE					3,642				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					286,463				
SOH/AGL Deduction					125,061				
ASSESSED VALUE					161,402				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					111,402				
TOTAL JUST VALUE					286,463				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					276,262				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007660	REPAIR/RRF	13,555	12/01/2017
E18930	ELEC OTHER	2,000	03/01/2007
M12791	MECH OTHER	0	03/01/2007
C19470	CO ISSUED	260,430	02/01/2007
R10104	REPAIR/RRF	4,550	02/01/2007
B19470	NEW CONSTR	260,430	02/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1521/1207	8/27/2007	WD	Q	I		205,000	
GRANTOR: PROVIDENCE CONSTRUCTI							
GRANTEE: WALKUP MAE C & JOSE							
1460/1512	11/22/2006	WD	U	V	19	209,500	
GRANTOR: RIVER GLEN LLC							
GRANTEE: PROVIDENCE CONSTRUC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W22 FSP=[YR=2012] W18 S11 E18 N11\$ S11 W18 S52 FOP=[YR=2007] S6 E20 FGR=[YR=2007] S3 E20 N20 W20 S17\$ N6 W3 N6 W4 S6 W13\$ E13 N6 E4S6 E3 N11 E20 N52\$.									