LOT 16
IN OR 1987/560
RIVER GLEN #1 PB 7/263

JONES JOHN & YVETTE
75013 MORNING GLEN CT
YULEE, FL 32097

2024

11-2N-26-1830-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

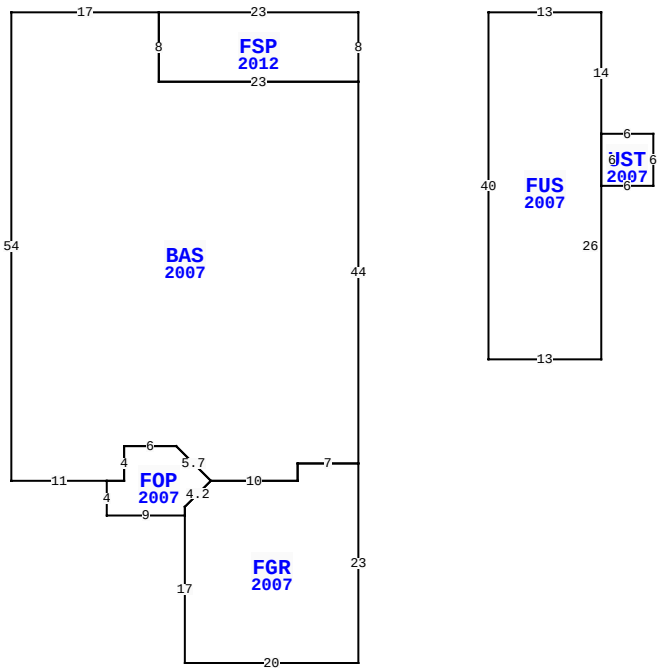
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,930	100	1,930	182,816
FGR	430	55	236	22,355
FOP	73	30	22	2,084
FSP	184	40	74	7,009
FUS	520	100	520	49,256
UST	36	45	16	1,515
TOTALS	3,173		2,798	265,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,798	108.3840	102.96	288,082	2007	2007	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2016 Heated Area: 2450 HX Base Yr 2016



BLD DATE	07/11/2007 JM
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

75013 MORNING GLEN CT, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		265,035
TOTAL MARKET OB/XF VALUE		8,266
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		328,301
SOH/AGL Deduction		121,756
ASSESSED VALUE		206,545
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		156,545
TOTAL JUST VALUE		328,301
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18929	ELEC OTHER	2,000	03/01/2007
M12789	MECH OTHER	0	03/01/2007
C19469	CO ISSUED	245,977	02/01/2007
R10103	REPAIR/RRF	5,460	02/01/2007
B19469	NEW CONSTR	245,977	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1987/0560	6/19/2015	WD	Q	I	01	234,900
GRANTOR: ROBINSON HARRELL & AM						
GRANTEE: JONES JOHN & YVETTE						
1525/0886	9/17/2007	WD	Q	I		242,300
GRANTOR: PROVIDENCE CONSTRUCTI						
GRANTEE: ROBINSON HARRELL &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2012] W23 BAS=[YR=2007] W17 S54 E11 FOP=[YR=2007] S4 E9 FGR=[YR=2007] S17 E20 N23 W7 S2 W10 D3 L3 S1$ N1 R3 U3 U4 L4 W6 S4 W2$ E2 N4 E6 R4 D4 E10 N2 E7 N44 W23 N8 $ S8 E23 N8$ PTR=E15 FUS=[YR=2007] E13 S14 UST=[YR=2007] E6 S6 W6 N6$ S26 W13 N40$ W15$.

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	0811	CONCRETE B	0	100	0	0	836.00	SF	5.20	5.20	100	2007	2007	3	88	3,826	
2	0462	ST/AL FNC	0	100	0	0	740.00	SF	10.00	10.00	100	2010	2010	3	60	4,440	

LAND DESCRIPTION

TOTAL OB/XF 8,266

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	000135	C	SFR CNSVTN	100	0006		0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS