

NORMAN PHILLIP & LINDA
75027 MORNING GLEN COURT
YULEE, FL 32097

11-2N-26-1830-0018-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

1603WD FR STUC 100
GABLE/HIP 100

Roof Cover
Interior Wall

0305COMP SHNGL 100
DRYWALL 100

Interior Floo
Interior Floo

1411CARPET 80
CLAY TILE 20

Air Condition
Heating Type

0304CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

4 100
2.5 100
02WOOD FRAME 100

Stories
Units
Occupancy

1. 1. 100
0 100
00NONE 100

Quality

03Quality Level 03

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA05

NEIGHBORHOOD/LOC

5009.00

TOTALS

3,2052,723252,695

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TOTALS

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,723106.1760100.87274,669200720070008.0092.00

1 SINGLE FAM - 100% - 2019Heated Area: 2344HX Base Yr

BLD DATEXF DATEINC DATE

03/14/2008KK

LGL DATELAND DATEAG DATE

ADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOBJ/XF MKT VALUENOTES

10811CONCRETE B01000734.00SF5.205.20100200720073883,359

20810CONCRETE A01003090.00SF6.506.5010020072007388515

LAND DESCRIPTIONTOTAL OB/XF3,874

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSNIT TYPED TDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAN OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000135CSFR CNSVTN1000003PUD0.000.001.00UT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE01/31/2024BYKBA

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE252,695

TOTAL MARKET OB/XF VALUE3,874

TOTAL LAND VALUE - MARKET55,000

TOTAL MARKET VALUE311,569

SOH/AGL Deduction2,294

ASSESSED VALUE309,275

TOTAL EXEMPTION VALUE13309,275

BASE TAXABLE VALUE0

TOTAL JUST VALUE311,569

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE300,267

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYRSN CD SALE PRICE

1528/191310/04/2007WDQU19319,900

GRANTOR:MORRISON HOMES INC

GRANTEE:NORMAN PHILLIP & LI

1447/07629/26/2006WDUV19234,000

GRANTOR:RIVER GLEN LLC

GRANTEE:MORRISON HOMES INC

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2007] W26 BAS=[YR=2007] N11 W24 S69 E18 N10
FOP=[YR=2007] E12 FGR=[YR=2007] S18 E20 N22 FST=[YR=2007]
N3 W6 S3 E6\$ W6 N3 W7 D3 L3 W4 S4\$ N4 W2 U4 L3 N5 W7 S13
\$ N13 E7 S5 D4 R3 E6 U3 R3 E13 N31 W26 N10\$ S10 E26 N10\$.