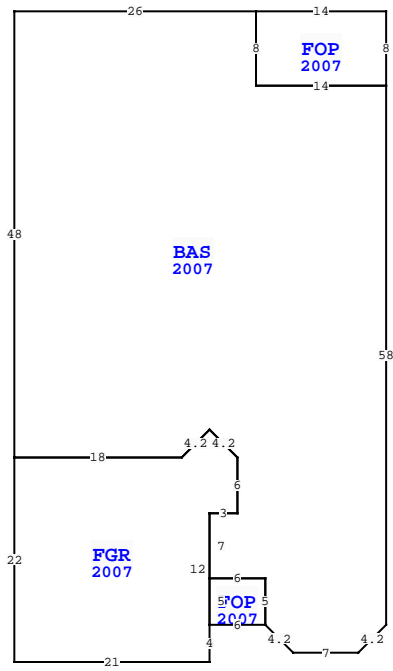


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	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
BAS	2,123	100	2,123
FGR	489	55	269
FOP	30	30	9
FOP	112	30	34
TOTALS	2,754		2,435
			237,550

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,435	111.6220	106.04	258,207	2007	2007	0	0	0	8.00	92.00	
1 SINGLE FAM - 100% - 2015 Heated Area: 2123 HX Base Yr 2015													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	237,550		
TOTAL MARKET OB/XF VALUE	4,582		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	297,132		
SOH/AGL Deduction	111,529		
ASSESSED VALUE	185,603		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	135,603		
TOTAL JUST VALUE	297,132		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	286,627		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428883	ADDITION	2,974	06/01/2014
B1428898	XFOB	3,500	06/01/2014
E19744	ELEC OTHER	2,000	08/01/2007
M13170	MECH OTHER	0	08/01/2007
P12508	OTHER	0	06/01/2007
C19916	CO ISSUED	0	05/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1897/0388	12/31/2013	SW	Q	I	02	170,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: JONES WILEY J III &						
1897/0387	8/28/2013	WD	U	I	12	100
GRANTOR: BANK OF AMERICA NA						
GRANTEE: FEDERAL HOME LOAN M						

EXTRA FEATURES																
L N	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	658.00	SF	5.20	5.20	100	2007	2007	3	88	3,011	
2	0810	CONCRETE A	0	100	12	36.00	SF	6.50	6.50	100	2007	2007	3	88	206	
3	0910	SCRN RM L	0	100	0	140.00	SF	15.00	15.00	100	2014	2014	3	65	1,365	

TOTAL OB/XF														4,582
75041 MORNING GLEN CT, YULEE														
BLD DATE 01/10/2008 KK														LGL DATE
XF DATE														LAND DATE
INC DATE														AG DATE

BUILDING NOTES													

BUILDING DIMENSIONS													
FOP=[YR=2007] W14 BAS=[YR=2007] W26 S48 FGR=[YR=2007] S22 E21 N4 FOP=[YR=2007] E6 N5 W6 S5\$ N12 E3 N6 U3 L3 D3 L3 W18\$ E18 U3 R3 D3 R3 S6 W3 S7 E6 S5 D3 R3 E7 U3 R3 N58 W14 N8\$ S8 E14 N8\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0003	PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							