



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 70		
Interior Floor	08	SHT VINYL 30		
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	1,564	100	1,564	159,352
FGR	400	55	220	22,415
FOP	48	30	14	1,426
PT0	70	5	4	408
PT0	155	5	8	815
TOTALS	2,237		1,810	184,416

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,810	110.0000	104.50	189,145	2017	2017	0	0	0	2.50	97.50
1 SINGLE FAM - 100% - 2020 Heated Area: 1564 HX Base Yr 2020												
75043 MORNING GLEN CT, YULEE												

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4					
VALUATION SUMMARY																	
VALUATION BY										STANDARD							
Tax Group: 4					Tax Dist:												
BUILDING MARKET VALUE										184,416							
TOTAL MARKET OB/XF VALUE										9,877							
TOTAL LAND VALUE - MARKET										55,000							
TOTAL MARKET VALUE										249,293							
SOH/AGL Deduction										110,974							
ASSESSED VALUE										138,319							
TOTAL EXEMPTION VALUE										HX		HB		WX		55,000	
BASE TAXABLE VALUE										83,319							
TOTAL JUST VALUE										249,293							
NCON VALUE										0							
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE										241,081							
</																	