LOT 22
RIVER GLEN #1 PB 7/263

SHV HOMES 1 LLC
3495 PIEDMONT RD BLDG 11 #300
ATLANTA, GA 30304

2024

11-2N-26-1830-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

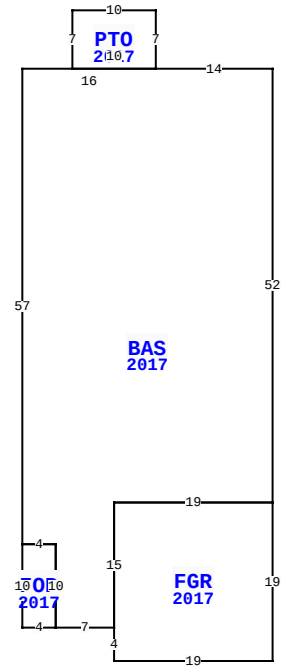
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,685	100	1,685	166,719
FGR	361	55	199	19,690
FOP	40	30	12	1,188
PTO	70	5	4	396
TOTALS	2,156		1,900	187,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,900	106.8200	101.48	192,812	2017	2017	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1685 HX Base Yr



75045 MORNING GLEN CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	187,992
TOTAL MARKET OB/XF VALUE	11,216
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	254,208
SOH/AGL Deduction	0
ASSESSED VALUE	254,208
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	254,208
TOTAL JUST VALUE	254,208
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	245,847

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002459	CO ISSUED	0	03/24/2017
B1633382	NEW CONSTR	204,735	11/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2576/1544	7/07/2022	WD	Q	I	01	358,500
GRANTOR: MORAN JAY & LORI (H/W						
GRANTEE: SHV HOMES I LLC						
2110/0137	3/29/2017	SW	Q	V	01	161,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MORAN JAY & LORI (H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 PTO=[YR=2017] N7 W10 S7 E10$ W16 S57
FOP=[YR=2017] S10 E4 N10 W4$ E4 S10 E7 FGR=[YR=2017] S4 E19
N19 W19 S15$ N15 E19 N52$.

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	0810	CONCRETE A	0	0	0	0	958.00	SF	6.50	6.50	100	2016	2016	3	96	5,978	
2	0855	CONC PAVER	0	0	0	0	540.00	SF	10.00	10.00	100	2018	2018	3	97	5,238	

LAND DESCRIPTION

TOTAL OB/XF 11,216

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	0		PUD	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