LOT 28
RIVER GLEN #1 PB 7/263

GERHART FAMILY TRUST/GERHART RICHARD A CO TRUSTEE
75071 MORNING GLEN CT
YULEE, FL 32097

2024

11-2N-26-1830-0028-0000

BUILDING CHARACTERISTICS

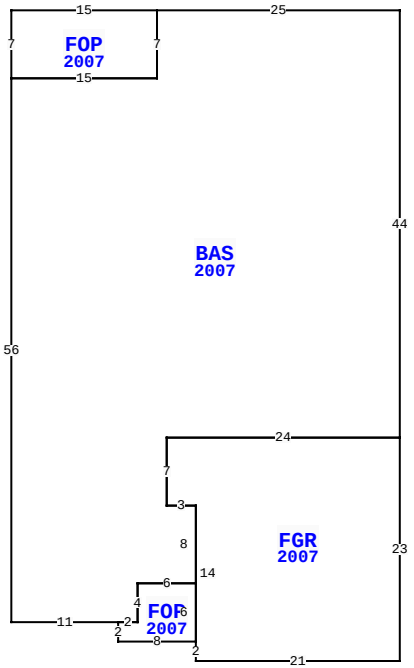
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,971	100	1,971	184,016
FGR	504	55	277	25,861
FOP	40	30	12	1,121
FOP	105	30	32	2,987
TOTALS	2,620		2,292	213,985

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,292	106.8200	101.48	232,592	2007	2007	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2016 Heated Area: 1971 HX Base Yr 2016



75071 MORNING GLEN CT, YULEE

BLD DATE	01/14/2008 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		213,985
TOTAL MARKET OB/XF VALUE		4,106
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		273,091
SOH/AGL Deduction		102,651
ASSESSED VALUE		170,440
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		120,440
TOTAL JUST VALUE		273,091
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19982	ELEC OTHER	2,000	09/01/2007
M13256	MECH OTHER	0	09/01/2007
C20326	CO ISSUED	0	08/01/2007
R10600	REPAIR/RRF	5,000	08/01/2007
B20326	NEW CONSTR	174,306	08/01/2007
P12614	OTHER	0	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2567/0696	5/27/2022	WD	U	I	11	100
GRANTOR: GERHART RICHARD A & F						
GRANTEE: GERHART FAMILY TRUS						
1966/0451	2/26/2015	SW	U	I	12	149,900
GRANTOR: FANNIE MAE						
GRANTEE: GERHART RICHARD A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W25 FOP=[YR=2007] W15 S7 E15 N7$ S7 W15 S56 E11 FOP=[YR=2007] S2 E8 FGR=[YR=2007] S2 E21 N23 W24 S7 E3 S14$ N6 W6 S4 W2 $ E2 N4 E6 N8 W3 N7 E24 N44$.

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	856.00	SF	5.20	5.20	100	2007	2007	3	88	3,917	
2	0810	CONCRETE A	0	100	11	3	33.00	SF	6.50	6.50	100	2007	2007	3	88	189	

TOTAL OB/XF 4,106

LAND DESCRIPTION

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	0003	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