LOT 35
RIVER GLEN #1 PB 7/263

ALLEN ROBERT L & ALEX L
75107 MORNING GLEN COURT
YULEE, FL 32097

2024

11-2N-26-1830-0035-0000

BUILDING CHARACTERISTICS

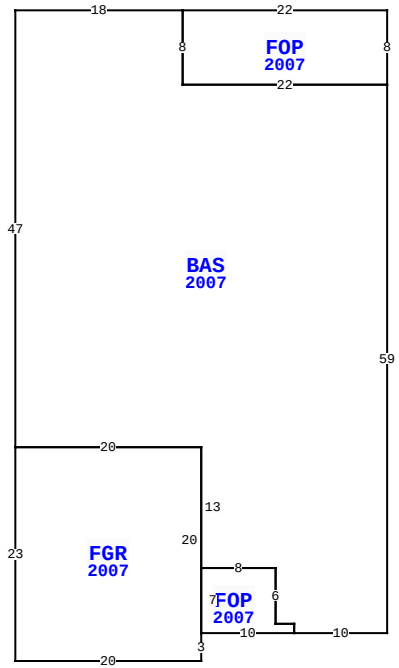
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,046	100	2,046	195,931
FGR	460	55	253	24,228
FOP	58	30	17	1,628
FOP	176	30	53	5,076
TOTALS	2,740		2,369	226,862

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,369	109.5640	104.09	246,589	2007	2007	0	0	0	8.00	92.00

1 SINGLE FAM – 0% - 2023 Heated Area: 2046 HX Base Yr



75107 MORNING GLEN CT, YULEE

BLD DATE	01/25/2008 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	226,862
TOTAL MARKET OB/XF VALUE	6,541
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	288,403
SOH/AGL Deduction	0
ASSESSED VALUE	288,403
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	288,403
TOTAL JUST VALUE	288,403
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	278,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19890	ELEC OTHER	2,000	08/01/2007
M13178	MECH OTHER	0	08/01/2007
P12546	OTHER	0	07/01/2007
C20149	CO ISSUED	0	06/01/2007
R10511	REPAIR/RRF	5,000	06/01/2007
B20149	NEW CONSTR	179,916	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2590/1120	8/29/2022	WD	Q	I	01	384,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: ALLEN ROBERT L & AL						
2565/0318	5/19/2022	WD	U	I	37	360,000
GRANTOR: HEALD DANIEL L & BRIT						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2007] W22 BAS=[YR=2007] W18 S47 FGR=[YR=2007] S23 E20 N3 FOP=[YR=2007] E10 N1 W2 N6 W8 S7$ N20 W20$ E20 S13 E8 S6 E2 S1 E10 N59 W22 N8 $ S8 E22 N8$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	3,185	
2	0811	CONCRETE B	0	0	0	0	692.00	SF	5.20	5.20	100	2007	2007	3	88	3,167	
3	0810	CONCRETE A	0	0	11	3	33.00	SF	6.50	6.50	100	2007	2007	3	88	189	

LAND DESCRIPTION

TOTAL OB/XF 6,541

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	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