

LOT 43
IN OR 1584/593
RIVER GLEN #1 PB 7/263

LEVERETT RUSSELL SR & ANITA
75139 MORNING GLEN COURT
YULEE, FL 32097

2024

11-2N-26-1830-0043-0000



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	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,714	100	1,714	161,795
FGR	490	55	270	25,487
FOP	25	30	8	755
FSP	100	40	40	3,776
FUS	782	100	782	73,818

TOTALS 3,111 2,814 265,631

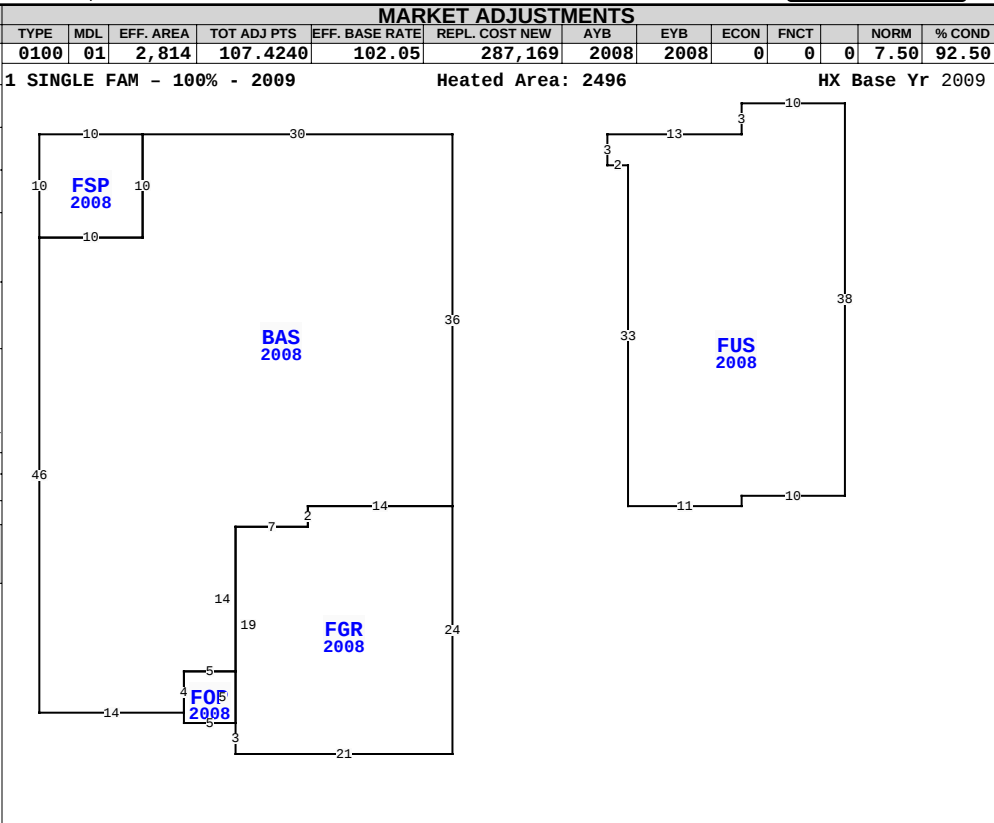
EXTRA FEATURES

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	92	3,220	
2	0811	CONCRETE B	0 100	0	0	679.00	SF	5.20	5.20	100	2008	2008	3	89	3,142	
3	0810	CONCRETE A	0 100	11	3	33.00	SF	6.50	6.50	100	2008	2008	3	89	191	

LAND DESCRIPTION

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	000100	C	SFR	100	0003		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



75139 MORNING GLEN CT, YULEE

BLD DATE	08/28/2008	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF 6,553

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	000100	C	SFR	100	0003		0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		265,631
TOTAL MARKET OB/XF VALUE		6,553
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		327,184
SOH/AGL Deduction		139,027
ASSESSED VALUE		188,157
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		138,157
TOTAL JUST VALUE		327,184
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20956	ELEC OTHER	2,000	06/01/2008
M13884	MECH OTHER	0	06/01/2008
C21406	CO ISSUED	0	05/01/2008
P13214	OTHER	0	05/01/2008
B21406	NEW CONSTR	203,610	05/01/2008
R11258	REPAIR/RRF	5,000	05/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1584/0593	9/09/2008	WD	Q	I	
GRANTOR: TAYLOR MORRISON OF FL					SALE PRICE
GRANTEE: LEVERETT RUSSELL SR					
1544/1610	1/04/2008	WD	U	V	21
GRANTOR: MORRISON HOMES INC					100
GRANTEE: TAYLOR WOODROW HOME					

BUILDING NOTES

BUILDING DIMENSIONS	
BAS=[YR=2008] W30 FSP=[YR=2008] W10 S10 E10 N10\$ S10 W10	
S46 E14 FOP=[YR=2008] S1 E5 FGR=[YR=2008] S3 E21 N24 W14 S2	
W7 S19\$ N5 W5 S4\$ N4 E5 N14 E7 N2 E14 N36\$ PTR= E15	
FUS=[YR=2008] E13 N3 E10 S38 W10 S1 W11 N33 W2 N3\$ W15\$.	

PRINTED 08/06/2024 BY SYS