LOT 44
RIVER GLEN #1 PB 7/263

MCKIE BRANDY/COOK JOHN
75141 MORNING GLEN CT
YULEE, FL 32097

2024

11-2N-26-1830-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

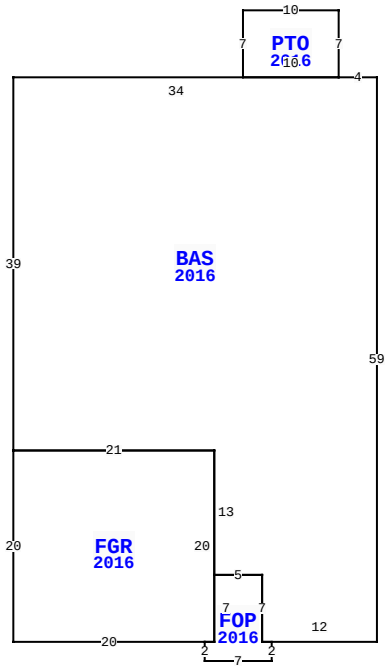
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,787	100	1,787	175,905
FGR	420	55	231	22,739
FOP	49	30	15	1,476
PTO	70	5	4	394
TOTALS	2,326		2,037	200,514

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,037	106.8200	101.48	206,715	2016	2016	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1787 HX Base Yr 2021



75141 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		200,514
TOTAL MARKET OB/XF VALUE		4,237
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		259,751
SOH/AGL Deduction		54,782
ASSESSED VALUE		204,969
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		154,969
TOTAL JUST VALUE		259,751
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632780	CO ISSUED	0	12/09/2016
B1632780	NEW CONSTR	214,260	08/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2350/1653	3/30/2020	WD	Q	I	01	225,000
GRANTOR: CRUZ KAYLA N						
GRANTEE: MCKIE BRANDY & JOHN						
2088/1212	12/07/2016	SW	Q	I	01	152,400
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: CRUZ KAYLA N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W4 PTO=[YR=2016] N7 W10 S7 E10$ W34 S39
FGR=[YR=2016] S20 E20 FOP=[YR=2016] S2 E7 N2 W1 N7 W5 S7 W1$
E1 N20 W21$ E21 S13 E5 S7 E12 N59$.

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	100	0	0	679.00	SF	6.50	6.50	100	2016	2016	3	96	4,237	

LAND DESCRIPTION

TOTAL OB/XF 4,237

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	000136	C	SFR INT	100		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