

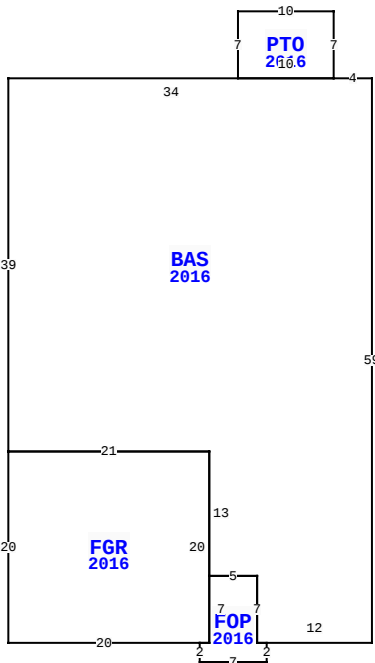


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0810	CONCRETE A

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	3.00	97.00
1 SINGLE FAM - 0% - 0 Heated Area: 1787 HX Base Yr											
											
75084 MORNING GLEN CT, YULEE											

75084 MORNING GLEN CT, YULEE											XF DATE		LAND DATE	
											INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES				
709.00	SF	6.50	6.50	100	2016	2016	3	96	4,424					

LAND DESCRIPTION										TOTAL OB/XF							4,424	
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	LA VA	
1	000133	C	SFR LAKE	0		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00		
													</					

NASSAU COUNTY PROPERTY										PAGE 1 of 1										4
VALUATION SUMMARY										STANDARD										
VALUATION BY										Tax Group: 4 Tax Dist:										
BUILDING MARKET VALUE										200,514										
TOTAL MARKET OB/XF VALUE										4,424										
TOTAL LAND VALUE - MARKET										55,000										
TOTAL MARKET VALUE										259,938										
SOH/AGL Deduction										0										
ASSESSED VALUE										259,938										
TOTAL EXEMPTION VALUE										0										
BASE TAXABLE VALUE										259,938										
TOTAL JUST VALUE										259,938										
NCON VALUE										0										
INCOME VALUE																				
PREVIOUS YEAR MKT VALUE										250,947										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002246	REPAIR/RRF	4,500	02/25/2020
B1632616	CO ISSUED	0	11/22/2016
B1632616	NEW CONSTR	214,327	07/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2452/0448	3/17/2021	WD	Q	I	01	230,000	
GRANTOR: STULL TARA							
GRANTEE: MITCHELL JOHANNA							
2086/1384	11/29/2016	SW	Q	I	01	152,000	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: STULL TARA							

BUILDING NOTES									
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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\$.									