

LOT 56
IN OR 2151/1812
RIVER GLEN #1 PB 7/263

GILLIARD CORREY R
75074 MORNING GLEN COURT
YULEE, FL 32097

2024

11-2N-26-1830-0056-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4									
Exterior Wall	10	ABOVE AVG 100	0100	01	1,917	106.8200	101.48	194,537	2017	2017	0	0	2.50	97.50	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2020												Heated Area: 1685									
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2020									
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	1,685	100	1,685	166,719																				
FGR	361	55	199	19,690																				
FOP	40	30	12	1,188																				
USP	70	30	21	2,078																				
TOTALS			2,156	1,917	189,674																			
EXTRA FEATURES			75074 MORNING GLEN CT, YULEE																					
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	0810	CONCRETE A	0 100	0	0	697.00	SF	6.50	6.50	100	2017	2017	3	97	4,395									
2	0472	VF 2 RAIL	0 100	0	0	568.00	LF	15.00	15.00	100	2018	2018	3	94	8,009									
3	0473	VF 3 RAIL	0 100	0	0	1.00	LF	7.50	7.50	100	2018	2018	3	94	7									
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	000133	C	SFR LAKE	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																								