LOT 59
RIVER GLEN #1 PB 7/263

STECKER DAVID & TAMALA
75038 MORNING GLEN CT
YULEE, FL 32097

2024

11-2N-26-1830-0059-0000

BUILDING CHARACTERISTICS

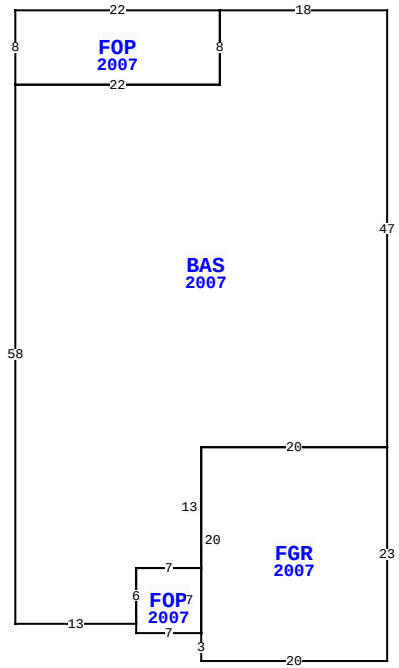
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,042	100	2,042	187,150
FGR	460	55	253	23,188
FOP	49	30	15	1,374
FOP	176	30	53	4,858
TOTALS	2,727		2,363	216,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,363	104.8600	99.62	235,402	2007	2007	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2042 HX Base Yr 2022



75038 MORNING GLEN CT, YULEE

BLD DATE	01/10/2008 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		216,570
TOTAL MARKET OB/XF VALUE		7,622
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		279,192
SOH/AGL Deduction		33,510
ASSESSED VALUE		245,682
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		195,682
TOTAL JUST VALUE		279,192
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,769

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19606	ELEC OTHER	2,000	07/01/2007
M13099	MECH OTHER	0	07/01/2007
C20029	CO ISSUED	0	06/01/2007
P12495	OTHER	0	06/01/2007
R10441	REPAIR/RRF	5,000	06/01/2007
B20029	NEW CONSTR	179,916	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2511/0909	10/28/2021	WD	Q	I	01	332,000
GRANTOR: CHUPP ZACHARY L & TAY						
GRANTEE: STECKER DAVID & TAM						
2289/1707	7/12/2019	WD	Q	I	01	226,500
GRANTOR: VINING AMANDA MICHELL						
GRANTEE: CHUPP ZACHARY L & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W18 FOP=[YR=2007] W22 S8 E22 N8$ S8 W22 S58 E13 FOP=[YR=2007] S1 E7 FGR=[YR=2007] S3 E20 N23 W20 S20$ N7 W7 S6$ N6 E7 N13 E20 N47$.

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	0811	CONCRETE B	0	100	0	0	660.00	SF	5.20	5.20	100	2007	2007	3	88	3,020	
2	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	2007	2007	3	88	172	
3	0462	ST/AL FNC	0	100	0	0	624.00	SF	10.00	10.00	100	2013	2013	3	71	4,430	

LAND DESCRIPTION

TOTAL OB/XF 7,622

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	000133	C	SFR LAKE	100	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