LOT 16
IN OR 1987/560
RIVER GLEN #1 PB 7/263

JONES JOHN & YVETTE
75013 MORNING GLEN CT
YULEE, FL 32097

**2025**

**11-2N-26-1830-0016-0000**

## NASSAU COUNTY PROPERTY



## 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 | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

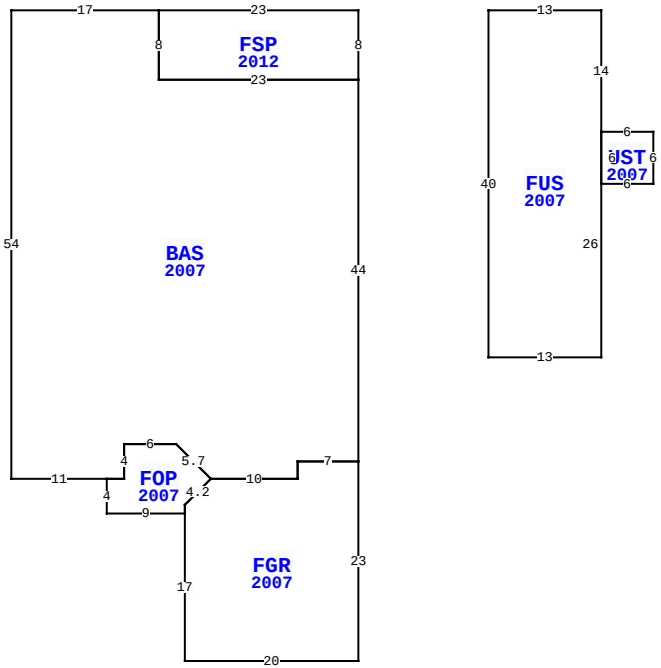
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,930 | 100 | 2007 | 1,930 | 191,393 |
| FGR | 430 | 55 | 2007 | 236 | 23,404 |
| FOP | 73 | 30 | 2007 | 22 | 2,181 |
| FSP | 184 | 40 | 2012 | 74 | 7,338 |
| FUS | 520 | 100 | 2007 | 520 | 51,568 |
| UST | 36 | 45 | 2007 | 16 | 1,587 |
| TOTALS | 3,173 | | | 2,798 | 277,471 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,798 | 108.3840 | 108.38 | 303,247 | 2007 | 2007 | 0 | 0 | 0 | 8.50 | 91.50 |

1 SINGLE FAM – 100% - 2016 Heated Area: 2450 HX Base Yr 2016




75013 MORNING GLEN CT, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 07/11/2007 JM | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 277,471 |
| TOTAL MARKET OB/XF VALUE | | 7,926 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 340,397 |
| SOH/AGL Deduction | | 127,862 |
| ASSESSED VALUE | | 212,535 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 161,813 |
| TOTAL JUST VALUE | | 340,397 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 328,301 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E18929 | ELEC OTHER | 2,000 | 03/01/2007 |
| M12789 | MECH OTHER | 0 | 03/01/2007 |
| C19469 | CO ISSUED | 245,977 | 02/01/2007 |
| R10103 | REPAIR/RRF | 5,460 | 02/01/2007 |
| B19469 | NEW CONSTR | 245,977 | 02/01/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1987/0560 | 6/19/2015 | WD | Q | I | 01 | 234,900 |
| GRANTOR: ROBINSON HARRELL & AM | | | | | | |
| GRANTEE: JONES JOHN & YVETTE | | | | | | |
| 1525/0886 | 9/17/2007 | WD | Q | I | | 242,300 |
| GRANTOR: PROVIDENCE CONSTRUCTI | | | | | | |
| GRANTEE: ROBINSON HARRELL & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=2012] W23 BAS=[YR=2007] W17 S54 E11 FOP=[YR=2007] S4 E9 FGR=[YR=2007] S17 E20 N23 W7 S2 W10 D3 L3 S1$ N1 R3 U3 U4 L4 W6 S4 W2$ E2 N4 E6 R4 D4 E10 N2 E7 N44 W23 N8 $ S8 E23 N8$ PTR=E15 FUS=[YR=2007] E13 S14 UST=[YR=2007] E6 S6 W6 N6$ S26 W13 N40$ W15$.

## 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 | 836.00 | SF | 5.20 | 5.20 | 100 | 2007 | 2007 | 3 | 87 | 3,782 | |
| 2 | 0462 | ST/AL FNC | 0 | 100 | 0 | 0 | 740.00 | SF | 10.00 | 10.00 | 100 | 2010 | 2010 | 3 | 56 | 4,144 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,926

| 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 | 000135 | C | RES NATURAL | 100 | 0006 | | 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 07/30/2025 BY SYS