LOT 17
RIVER GLEN #1 PB 7/263

GOURAN MICHAEL LEE
75017 MORNING GLEN CT
YULEE, FL 32097

2025

11-2N-26-1830-0017-0000

BUILDING CHARACTERISTICS

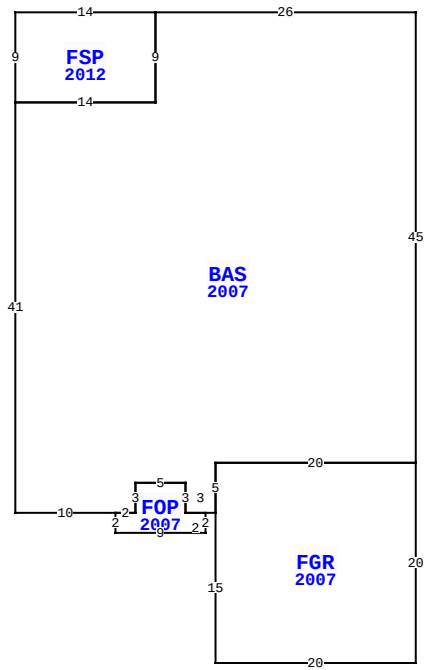
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,759	100	2007	1,759	182,805
FGR	400	55	2007	220	22,864
FOP	33	30	2007	10	1,039
FSP	126	40	2012	50	5,196
TOTALS	2,318			2,039	211,905

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,039	113.5820	113.58	231,590	2007	2007	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1759 HX Base Yr 2019



75017 MORNING GLEN CT, YULEE

BLD DATE	07/11/2007 JM	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		211,905
TOTAL MARKET OB/XF VALUE		3,578
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		270,483
SOH/AGL Deduction		77,137
ASSESSED VALUE		193,346
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		142,624
TOTAL JUST VALUE		270,483
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,027

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18932	ELEC OTHER	2,000	03/01/2007
M12792	MECH OTHER	0	03/01/2007
C19468	CO ISSUED	194,940	02/01/2007
R10102	REPAIR/RRF	4,030	02/01/2007
B19468	NEW CONSTR	194,940	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2245/1020	12/14/2018	WD	Q	I	02	220,000
GRANTOR: PEEPLES JAMES B &						
GRANTEE: GOURAN MICHAEL LEE						
2180/0767	2/27/2018	WD	Q	I	01	186,000
GRANTOR: HALL PHILIP D & LAURA						
GRANTEE: PEEPLES JAMES B & H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W26 FSP=[YR=2012] W14 S9 E14 N9$ S9 W14 S41 E10 FOP=[YR=2007] S2 E9 N2 W2 N3 W5 S3 W2$ E2 N3 E5 S3 E3 FGR=[YR=2007] S15 E20 N20 W20 S5$ N5 E20 N45 $.

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	791.00	SF	5.20	5.20	100	2007	2007	3	87	3,578	

LAND DESCRIPTION

TOTAL OB/XF 3,578

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