LOT 18
IN OR 1528/1913
RIVER GLEN #1 PB 7/263

NORMAN PHILLIP & LINDA
75027 MORNING GLEN COURT
YULEE, FL 32097

2025

11-2N-26-1830-0018-0000

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 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

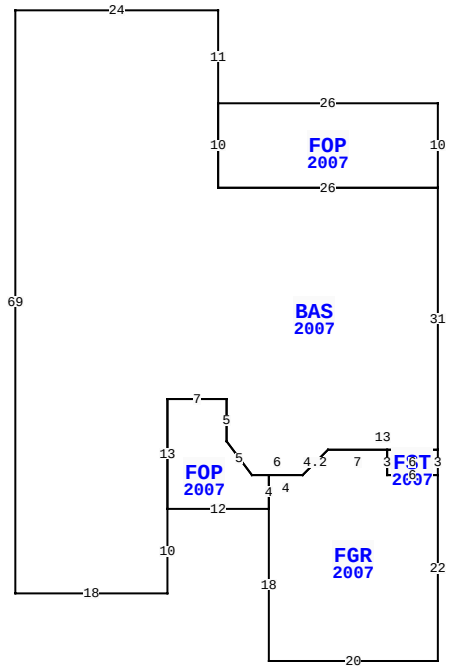
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,344	100	2007	2,344	227,731
FGR	466	55	2007	256	24,872
FOP	117	30	2007	35	3,400
FOP	260	30	2007	78	7,578
FST	18	55	2007	10	972
TOTALS	3,205			2,723	264,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,723	106.1760	106.18	289,128	2007	2007	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2019 Heated Area: 2344 HX Base Yr



75027 MORNING GLEN CT, YULEE

BLD DATE	03/14/2008 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		264,552
TOTAL MARKET OB/XF VALUE		3,830
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		323,382
SOH/AGL Deduction		5,138
ASSESSED VALUE		318,244
TOTAL EXEMPTION VALUE	13	318,244
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		323,382
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,569

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19599	ELEC OTHER	2,000	07/01/2007
M13007	MECH OTHER	0	06/01/2007
P12408	OTHER	0	05/01/2007
C18820	CO ISSUED	253,770	11/01/2006
B18820	NEW CONSTR	253,770	11/01/2006
R09886	REPAIR/RRF	5,000	11/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/1913	10/04/2007	WD	Q	I		319,900
GRANTOR: MORRISON HOMES INC						
GRANTEE: NORMAN PHILLIP & LI						
1447/0762	9/26/2006	WD	U	V	19	234,000
GRANTOR: RIVER GLEN LLC						
GRANTEE: MORRISON HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2007] W26 BAS=[YR=2007] N11 W24 S69 E18 N10
FOP=[YR=2007] E12 FGR=[YR=2007] S18 E20 N22 FST=[YR=2007]
N3 W6 S3 E6$ W6 N3 W7 D3 L3 W4 S4$ N4 W2 U4 L3 N5 W7 S13
$ N13 E7 S5 D4 R3 E6 U3 R3 E13 N31 W26 N10$ S10 E26 N10$.

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	734.00	SF	5.20	5.20	100	2007	2007	3	87	3,321	
2	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	6.50	100	2007	2007	3	87	509	

LAND DESCRIPTION

TOTAL OB/XF 3,830

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	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 07/30/2025 BY SYS