LOT 20
IN OR 1897/388
RIVER GLEN #1 PB 7/263

JONES WILEY J III & MAUREEN
75041 MORNING GLEN CT
YULEE, FL 32097

2025

11-2N-26-1830-0020-0000

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.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

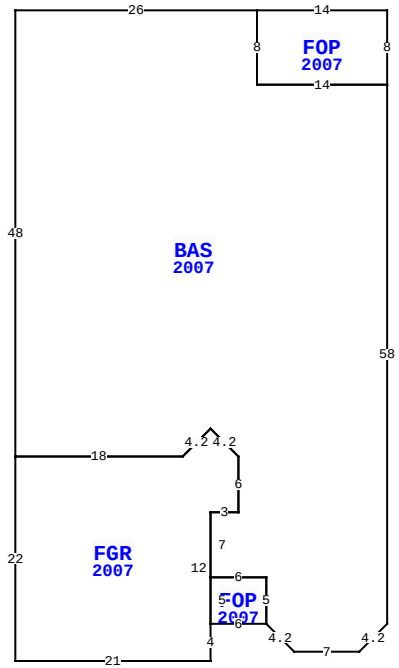
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,123	100	2007	2,123	216,827
FGR	489	55	2007	269	27,474
FOP	30	30	2007	9	920
FOP	112	30	2007	34	3,472
TOTALS	2,754			2,435	248,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,435	111.6220	111.62	271,795	2007	2007	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2015 Heated Area: 2123 HX Base Yr 2015



75041 MORNING GLEN CT, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		248,692
TOTAL MARKET OB/XF VALUE		4,441
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		308,133
SOH/AGL Deduction		117,148
ASSESSED VALUE		190,985
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		140,263
TOTAL JUST VALUE		308,133
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428883	ADDITION	2,974	06/01/2014
B1428898	XFOB	3,500	06/01/2014
E19744	ELEC OTHER	2,000	08/01/2007
M13170	MECH OTHER	0	08/01/2007
P12508	OTHER	0	06/01/2007
C19916	CO ISSUED	0	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1897/0388	12/31/2013	SW	Q	I	02	170,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: JONES WILEY J III &						
1897/0387	8/28/2013	WD	U	I	12	100
GRANTOR: BANK OF AMERICA NA						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

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	658.00	SF	5.20	5.20	100	2007	2007	3	87	2,977	
2	0810	CONCRETE A	0	100	12	3	36.00	SF	6.50	6.50	100	2007	2007	3	87	204	
3	0910	SCRN RM L	0	100	0	0	140.00	SF	15.00	15.00	100	2014	2014	3	60	1,260	

BUILDING DIMENSIONS

FOP=[YR=2007] W14 BAS=[YR=2007] W26 S48 FGR=[YR=2007] S22 E21 N4 FOP=[YR=2007] E6 N5 W6 S5$ N12 E3 N6 U3 L3 D3 L3 W18$ E18 U3 R3 D3 R3 S6 W3 S7 E6 S5 D3 R3 E7 U3 R3 N58 W14 N8$ S8 E14 N8$.

LAND DESCRIPTION

TOTAL OB/XF 4,441

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