LOT 25
IN OR 1556/1121
RIVER GLEN #1 PB 7/263

BADGER CHRISTOPHER J & MARY JO
75059 MORNING GLEN COURT
YULEE, FL 32097

2025

11-2N-26-1830-0025-0000

BUILDING CHARACTERISTICS

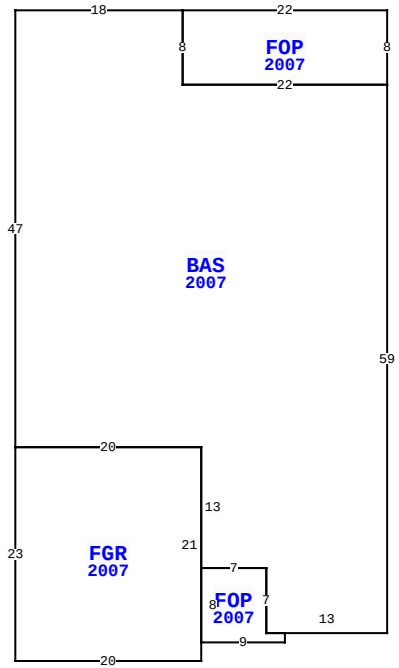
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,055	100	2007	2,055	204,353
FGR	460	55	2007	253	25,159
FOP	58	30	2007	17	1,691
FOP	176	30	2007	53	5,270
TOTALS	2,749			2,378	236,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,378	108.6820	108.68	258,441	2007	2007	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2010 Heated Area: 2055 HX Base Yr 2010



75059 MORNING GLEN CT, YULEE

BLD DATE	01/14/2008 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		236,474
TOTAL MARKET OB/XF VALUE		3,409
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		294,883
SOH/AGL Deduction		127,164
ASSESSED VALUE		167,719
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		116,997
TOTAL JUST VALUE		294,883
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,334

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2307963	ROOF	24,500	06/21/2023
C19915	CO ISSUED	0	05/01/2007
B19915	NEW CONSTR	179,916	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/1121	3/19/2008	WD	Q	I		215,000
GRANTOR: TAYLOR MORRISON OF FL						
GRANTEE: BADGER CHRISTOPHER						
1544/1610	1/04/2008	WD	U	I	21	100
GRANTOR: MORRISON HOMES INC						
GRANTEE: TAYLOR WOODROW HOME						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2007] W22 BAS=[YR=2007] W18 S47 FGR=[YR=2007] S23 E20 N2 FOP=[YR=2007] E9 N1 W2 N7 W7 S8$ N21 W20$ E20 S13 E7 S7 E13 N59 W22 N8$ S8 E22 N8$.

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	716.00	SF	5.20	5.20	100	2007	2007	3	87	3,239	
2	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	2007	2007	3	87	170	

LAND DESCRIPTION

TOTAL OB/XF 3,409

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	000100	C	RES	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