

LOT 26
IN OR 2086/845
RIVER GLEN #1 PB 7/263

POTTER FRANK R & SONYA M
75065 MORNING GLEN CT
YULEE, FL 32097

2025

11-2N-26-1830-0026-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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	1,787	100	2016	1,787	184,206
FGR	420	55	2016	231	23,811
FOP	49	30	2016	15	1,546
PTO	70	5	2016	4	412
TOTALS	2,326			2,037	209,976

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	751.00	SF	6.50
2	0855	CONC PAVER	0	100	0	0	550.00	SF	10.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,037	106.8200	106.82	217,592	2016	2016	0	0	0	3.50	96.50
1 SINGLE FAM - 100% - 2017 Heated Area: 1787 HX Base Yr 2017												
75065 MORNING GLEN CT, YULEE												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		209,976	
TOTAL MARKET OB/XF VALUE		10,027	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		275,003	
SOH/AGL Deduction		106,226	
ASSESSED VALUE		168,777	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		118,055	
TOTAL JUST VALUE		275,003	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		265,645	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632522	CO ISSUED	0	11/04/2016
B1632522	NEW CONSTR	214,327	06/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2086/0845	11/29/2016	SW	Q	I	01	156,000	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: POTTER FRANK R & SO							
2044/0493	5/05/2016	SW	U	V	30	150,500	
GRANTOR: RL REGI FLORIDA LLC							
GRANTEE: D R HORTON INC-JACK							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W24 PT0=[YR=2016] N7 W10 S7 E10\$ W14 S59 E11 FOP=[YR=2016] S2 E7 N2 FGR=[YR=2016] E20 N20 W21 S20 E1\$ W1 N7 W5 S7 W1\$ E1 N7 E5 N13 E21 N39\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00

TOTAL OB/XF									
UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000		

YEAR	DENSITY	DECL	FRZ	YR	CONSRV