LOT 29
RIVER GLEN #1 PB 7/263

HUDSON SFR PROPERTY HOLDINGS II LLC
2711 N HASKELL STE 2100
DALLAS, TX 75204

2025

11-2N-26-1830-0029-0000

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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

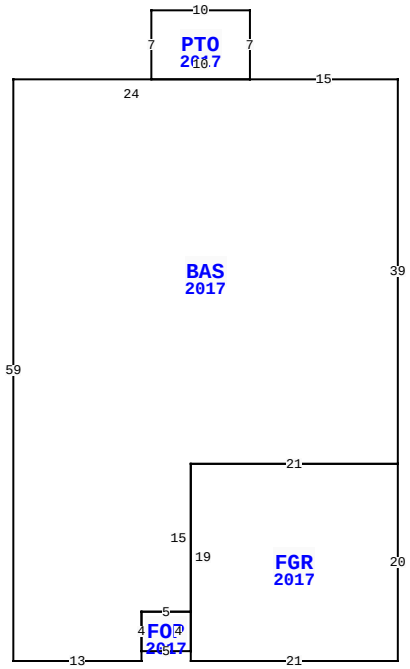
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	2017	1,856	192,310
FGR	420	55	2017	231	23,935
FOP	20	30	2017	6	622
PTO	70	5	2017	4	414
TOTALS	2,366			2,097	217,282

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,097	106.8200	106.82	224,002	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1856 HX Base Yr



75075 MORNING GLEN CT, YULEE

BLD DATE		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	217,282
TOTAL MARKET OB/XF VALUE	7,119
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	279,401
SOH/AGL Deduction	0
ASSESSED VALUE	279,401
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	279,401
TOTAL JUST VALUE	279,401
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	269,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632839	CO ISSUED	0	01/20/2017
B1632839	NEW CONSTR	230,274	08/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2527/0591	1/04/2022	SW	Q	I	01	290,300
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: HUDSON SFR PROPERTY						
2516/1590	11/22/2021	WD	U	I	37	268,500
GRANTOR: WISE ROSS D & ASHLEY						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W15 PTO=[YR=2017] N7 W10 S7 E10$ W24 S59 E13 N1 FOP=[YR=2017] E5 FGR=[YR=2017] S1 E21 N20 W21 S19$ N4 W5 S4$ N4 E5 N15 E21 N39$.

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	0810	CONCRETE A	0	0	0	0	722.00	SF	6.50	6.50	100	2017	2017	3	96	4,505	
2	0476	VF 6 SBPL	0	0	0	0	86.00	LF	32.00	32.00	100	2020	2020	3	95	2,614	

LAND DESCRIPTION

TOTAL OB/XF 7,119

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	0		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