LOT 31
RIVER GLEN #1 PB 7/263

DOWNDEN FRANKLIN LEE JR
75085 MORNING GLEN COURT
YULEE, FL 32097

2025

11-2N-26-1830-0031-0000

BUILDING CHARACTERISTICS

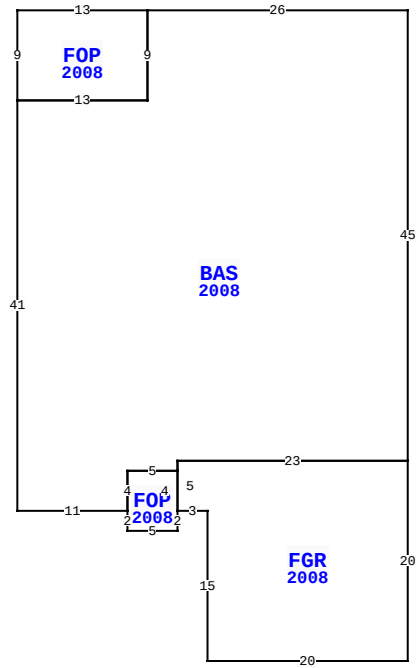
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,698	100	2008	1,698	174,369
FGR	415	55	2008	228	23,413
FOP	30	30	2008	9	925
FOP	117	30	2008	35	3,594
TOTALS	2,260			1,970	202,300

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,970	111.6220	111.62	219,891	2008	2008	0	0	0	8.00	92.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1698 HX Base Yr



75085 MORNING GLEN CT, YULEE

BLD DATE	04/02/2008 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	202,300
TOTAL MARKET OB/XF VALUE	3,638
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	260,938
SOH/AGL Deduction	0
ASSESSED VALUE	260,938
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	260,938
TOTAL JUST VALUE	260,938
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	251,911

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20277	ELEC OTHER	2,000	12/01/2007
M13502	MECH OTHER	0	12/01/2007
C20691	CO ISSUED	162,534	10/01/2007
R10809	REPAIR/RRF	3,000	10/01/2007
B20691	NEW CONSTR	162,534	10/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2555/1312	4/08/2022	WD	Q	I	01	360,000
GRANTOR: LAMB CARL III						
GRANTEE: DOWNDEN FRANKLIN LE						
1593/0161	11/12/2008	WD	Q	I		160,000
GRANTOR: PROVIDENCE CONSTRUCTI						
GRANTEE: LAMB CARL III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W26 FOP=[YR=2008] W13 S9 E13 N9$ S9 W13 S41 E11 FOP=[YR=2008] S2 E5 N2 FGR=[YR=2008] E3 S15 E20 N20 W23 S5$ N4 W5 S4$ N4 E5 N1 E23 N45$.

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	0	0	0	660.00	SF	5.20	5.20	100	2008	2008	3	88	3,020	
2	0810	CONCRETE A	0	0	27	4	108.00	SF	6.50	6.50	100	2008	2008	3	88	618	

LAND DESCRIPTION

TOTAL OB/XF 3,638

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	0	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