LOT 32
IN OR 2123/67
RIVER GLEN #1 PB 7/263

WALKER AMOS & AMANDA
75091 MORNING GLEN CT
YULEE, FL 32097

2025

11-2N-26-1830-0032-0000

NASSAU COUNTY PROPERTY

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		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

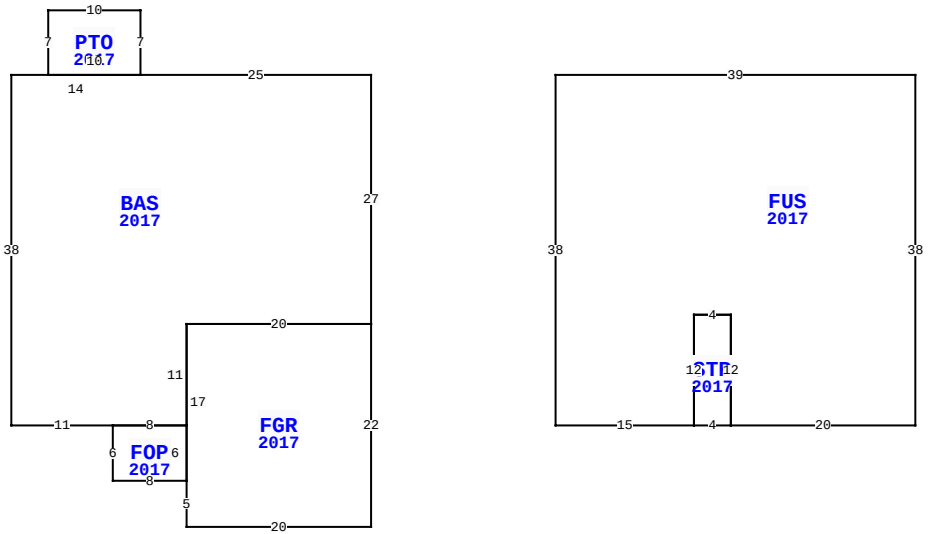
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,262	100	2017	1,262	123,124
FGR	440	55	2017	242	23,610
FOP	48	30	2017	14	1,366
FUS	1,434	100	2017	1,434	139,905
PTO	70	5	2017	4	390
STR	48	10	2017	5	488
TOTALS	3,302			2,961	288,882

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,961	100.5800	100.58	297,817	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2696 HX Base Yr 2024



75091 MORNING GLEN CT, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		288,882
TOTAL MARKET OB/XF VALUE		7,399
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		351,281
SOH/AGL Deduction		3,108
ASSESSED VALUE		348,173
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		297,451
TOTAL JUST VALUE		351,281
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,361

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002126	CO ISSUED	0	03/16/2017
B1633001	NEW CONSTR	326,279	09/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2123/0067	5/30/2017	WD	Q	I	01	206,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: WALKER AMOS & AMAND						
2064/1840	8/12/2016	SW	U	V	30	322,500
GRANTOR: RL REGI FLORIDA LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W25 PTO=[YR=2017] N7 W10 S7 E10$ W14 S38 E11
FOP=[YR=2017] S6 E8 FGR=[YR=2017] S5 E20 N22 W20 S17$ N6 W8$
E8 N11 E20 N27$ PTR=E20 FUS=[YR=2017] E39 S38 W20
STR=[YR=2017] W4 N12 E4 S12$ N12 W4 S12 W15 N38 $ W20$.

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	100	0	0	695.00	SF	6.50	6.50	100	2017	2017	3	96	4,337	
2	0476	VF 6 SBPL	0	100	0	0	104.00	LF	32.00	32.00	100	2018	2018	3	92	3,062	

LAND DESCRIPTION

TOTAL OB/XF 7,399

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		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