LOT 33
RIVER GLEN #1 PB 7/263

OLYMPUS BORROWER LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

2025

11-2N-26-1830-0033-0000

BUILDING CHARACTERISTICS

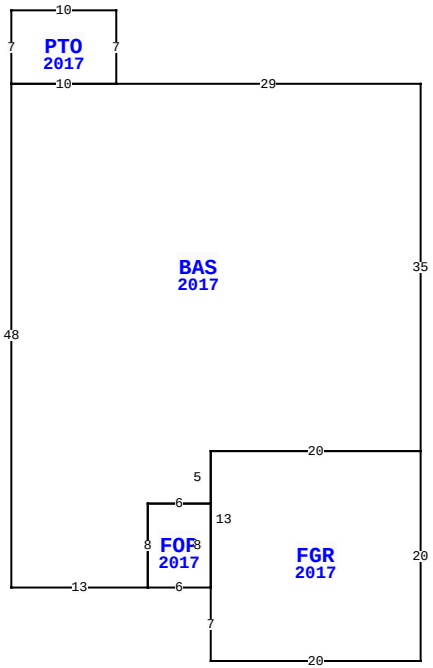
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,564	100	2017	1,564	166,879
FGR	400	55	2017	220	23,474
FOP	48	30	2017	14	1,494
PTO	70	5	2017	4	427
TOTALS	2,082			1,802	192,273

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,802	110.0000	110.00	198,220	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1564 HX Base Yr



75097 MORNING GLEN CT, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	192,273
TOTAL MARKET OB/XF VALUE	4,661
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	251,934
SOH/AGL Deduction	0
ASSESSED VALUE	251,934
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	251,934
TOTAL JUST VALUE	251,934
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002258	CO ISSUED	0	03/20/2017
B1632999	NEW CONSTR	196,351	09/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2562/1836	4/26/2022	WD	Q	I	01	340,000
GRANTOR: OPENDOOR PROPERTY J L						
GRANTEE: OLYMPUS BORROWER LL						
2550/0164	3/22/2022	WD	U	I	37	312,000
GRANTOR: BARKER RYAN & CHANLI						
GRANTEE: OPENDOOR PROPERTY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W29 W10 S48 E13 N8 E6 N5 E20 N35 $
FGR=[YR=2017;ORIG=-20,48] S7 E20 N20 W20 S13 $
PTO=[YR=2017;ORIG=-29,0] N7 W10 S7 E10 $
FOP=[YR=2017;ORIG=-26,48] E6 N8 W6 S8 $
.

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	747.00	SF	6.50	6.50	100	2017	2017	3	96	4,661	

LAND DESCRIPTION

TOTAL OB/XF 4,661

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