LOT 34
RIVER GLEN #1 PB 7/263

ROBERTSON JULIA
75103 MORNING GLEN COURT
YULEE, FL 32097

2025

11-2N-26-1830-0034-0000

NASSAU COUNTY PROPERTY

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 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

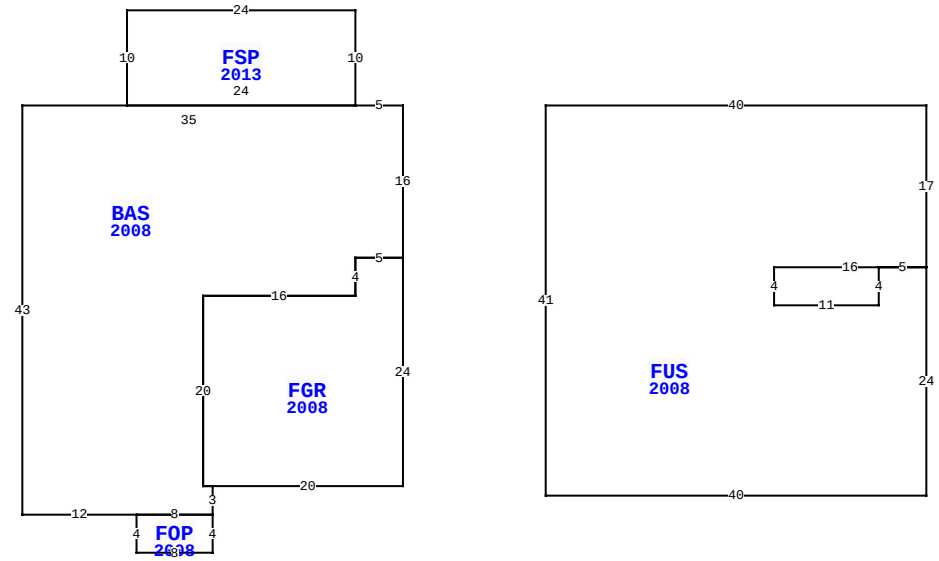
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,220	100	2008	1,220	117,919
FGR	440	55	2008	242	23,391
FOP	32	30	2008	10	967
FSP	240	40	2013	96	9,279
FUS	1,596	100	2008	1,596	154,262
TOTALS	3,528			3,164	305,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,164	105.0640	105.06	332,410	2008	2008	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2816 HX Base Yr 2022



75103 MORNING GLEN CT, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		305,817
TOTAL MARKET OB/XF VALUE		9,134
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		369,951
SOH/AGL Deduction		50,177
ASSESSED VALUE		319,774
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		269,052
TOTAL JUST VALUE		369,951
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21693	CO ISSUED	232,980	11/24/2008
E21220	ELEC OTHER	2,000	09/01/2008
M14100	MECH OTHER	0	08/01/2008
C21693	CO ISSUED	232,980	07/01/2008
B21693	NEW CONSTR	232,980	07/01/2008
R11411	REPAIR/RRF	5,000	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2741/1991	10/04/2024	WD	U	I	11	100
GRANTOR: ROBERTSON ROBERT						
GRANTEE: ROBERTSON JULIA						
2509/1018	10/25/2021	WD	Q	I	01	385,000
GRANTOR: HARVEY SHANE A & MICH						
GRANTEE: ROBERTSON JULIA & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W5 FSP=[YR=2013] N10 W24 S10 E24$ W35 S43 E12 FOP=[YR=2008] S4 E8 N4 W8$ E8 N3 FGR=[YR=2008] E20 N24 W5 S4 W16 S20 E1$ W1 N20 E16 N4 E5 N16$ PTR=E15 FUS=[YR=2008] E40 S17 W16 S4 E11 N4E5 S24 W40 N41$ W15$.

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	100	0	0	767.00	SF	5.20	5.20	100	2008	2008	3	88	3,510	
2	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	2008	2008	3	88	137	
3	0476	VF 6 SBPL	0	100	0	0	177.00	LF	32.00	32.00	100	2018	2018	3	92	5,211	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	

LAND DESCRIPTION

TOTAL OB/XF 9,134

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	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