

MOORE MICHAEL K & RUTH C
75111 MORNING GLEN COURT
YULEE, FL 32097

11-2N-26-1830-0036-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																															
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																																	
Exterior Wall		16	WD FR STUC 100		0100	01	1,928	106.8200	106.82	205,949	2008	2008		0	0	8.00	92.00	VALUATION BY		STANDARD																															
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2018										Heated Area: 1642										HX Base Yr 2018										Tax Group: 4		Tax Dist:														
Roof Cover		03	COMP SHNGL 100																						BUILDING MARKET VALUE		189,473																								
Interior Wall		05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE		3,592																								
Interior Floo		14	CARPET 70																						TOTAL LAND VALUE - MARKET		55,000																								
Interior Floo		08	SHT VINYL 30																						TOTAL MARKET VALUE		248,065																								
Air Condition		03	CENTRAL 100																						SOH/AGL Deduction		87,992																								
Heating Type		04	AIR DUCTED 100																						ASSESSED VALUE		160,073																								
Bedrooms			3 100																						TOTAL EXEMPTION VALUE		HX HB		50,722																						
Bathrooms			2 100																						BASE TAXABLE VALUE		109,351																								
Frame		02	WOOD FRAME 100																						TOTAL JUST VALUE		248,065																								
Stories		1.	1. 100																						NCON VALUE		0																								
Units		00	0 100																						INCOME VALUE																										
Occupancy		00	NONE 100																						PREVIOUS YEAR MKT VALUE		239,612																								
Quality		03	Quality Level 03																						PERMIT NUM		DESCRIPTION		AMT		ISSUED																				
DOR CODE		0100	SINGLE FAMILY																						C21284		CO ISSUED		0		09/15/2008																				
MAP NUM			MKT AREA																						B21284		NEW CONSTR		0		05/01/2008																				
NEIGHBORHOOD/LOC		5009.00																							M13830		MECH OTHER		0		05/01/2008																				
AREA TYPE																			P13195		OTHER		0		05/01/2008																										
TOTAL GROSS AREA																			E20764		ELEC OTHER		2,000		05/01/2008																										
PCT OF BASE																			R11175		REPAIR/RRF		1,410		04/01/2008																										
YEAR																																																			
TOT ADJ AREA																																																			
SUBAREA MARKET VALUE																																																			
BAS		1,642	100	2008						1,642	161,366																																								
FGR		380	55	2008						209	20,539																																								
FOP		121	30	2008						36	3,538																																								
FSP		99	40	2008						40	3,931																																								
PTO		12	5	2008						1	98																																								
TOTALS		2,254								1,928	189,473																																								
EXTRA FEATURES												75111 MORNING GLEN CT, YULEE																																							
BLD DATE												08/18/2008										KK										LGL DATE																			
XF DATE																																LAND DATE																			
INC DATE																																AG DATE																			
L N	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	680.00	SF	5.20	5.20	100	2008	2008	3	88	3,112																																				
2	0810	CONCRETE A	0 100	21	4	84.00	SF	6.50	6.50	100	2008	2008	3	88	480																																				