LOT 37
IN OR 2090/20
RIVER GLEN #1 PB 7/263

BARE ARETHA ANN S
75113 MORNING GLEN CT
YULEE, FL 32097

2025

11-2N-26-1830-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

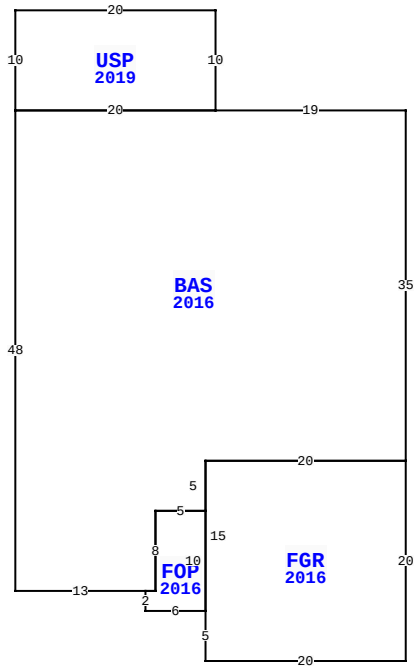
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,572	100	2016	1,572	163,531
FGR	400	55	2016	220	22,886
FOP	52	30	2016	16	1,665
USP	200	30	2019	60	6,242
TOTALS	2,224			1,868	194,322

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,868	107.8000	107.80	201,370	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2017 Heated Area: 1572 HX Base Yr 2017



75113 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		194,322
TOTAL MARKET OB/XF VALUE		4,323
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		253,645
SOH/AGL Deduction		95,459
ASSESSED VALUE		158,186
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		102,464
TOTAL JUST VALUE		253,645
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,931

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009075	XFOB	4,780	12/01/2018
B1632658	CO ISSUED	0	12/15/2016
B1632658	NEW CONSTR	196,685	07/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2090/0020	12/16/2016	SW	Q	I	01	154,400
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BARE ARETHA ANN S						
2052/0825	6/10/2016	SW	U	V	30	301,000
GRANTOR: RL REGI FLORIDA LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W19 USP=[YR=2019] N10 W20 S10 E20$ W20 S48 E13
FOP=[YR=2016] S2 E6 FGR=[YR=2016] S5 E20 N20 W20 S15$N10 W5
S8 W1$ E1 N8 E5 N5 E20 N35$.

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	700.00	SF	6.50	6.50	100	2016	2016	3	95	4,323	

LAND DESCRIPTION

TOTAL OB/XF 4,323

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