LOT 40
IN OR 2207/1644
RIVER GLEN #1 PB 7/263

DONLEY EDWARD C JR & SUE ELLA
75127 MORNING GLEN COURT
YULEE, FL 32097

2025

11-2N-26-1830-0040-0000

BUILDING CHARACTERISTICS

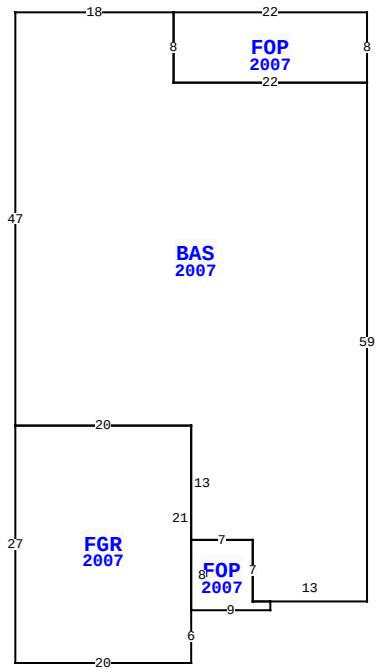
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,055	100	2007	2,055	197,171
FGR	540	55	2007	297	28,496
FOP	58	30	2007	17	1,631
FOP	176	30	2007	53	5,086
TOTALS	2,829			2,422	232,383

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,422	104.8600	104.86	253,971	2007	2007	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2019 Heated Area: 2055 HX Base Yr 2019



BLD DATE	01/25/2008	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

75127 MORNING GLEN CT, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		232,383
TOTAL MARKET OB/XF VALUE		6,517
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		293,900
SOH/AGL Deduction		82,883
ASSESSED VALUE		211,017
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		160,295
TOTAL JUST VALUE		293,900
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,568

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19983	ELEC OTHER	2,000	09/01/2007
M13258	MECH OTHER	0	09/01/2007
P12613	OTHER	0	08/01/2007
C20260	CO ISSUED	0	07/01/2007
B20260	NEW CONSTR	185,592	07/01/2007
R10585	REPAIR/RRF	5,000	07/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2207/1644	6/29/2018	WD	Q	I	02	220,000
GRANTOR: KACZMARCZYK CHRISTOPH						
GRANTEE: DONLEY EDWARD C JR						
1545/0548	1/08/2008	WD	U	I	21	231,100
GRANTOR: MORRISON HOMES INC						
GRANTEE: KACZMARCZYK CHRISTO						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2007] W22 BAS=[YR=2007] W18 S47 FGR=[YR=2007] S27 E20 N6 FOP=[YR=2007] E9 N1 W2 N7 W7 S8$ N21 W20$ E20 S13 E7 S7 E13 N59 W22 N8$ S8 E22 N8$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	
2	0811	CONCRETE B	0	100	0	0	688.00	SF	5.20	5.20	100	2007	2007	3	87	3,113	
3	0810	CONCRETE A	0	100	15	3	45.00	SF	6.50	6.50	100	2007	2007	3	87	254	

LAND DESCRIPTION

TOTAL OB/XF 6,517

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