LOT 41
IN OR 2095/583
RIVER GLEN #1 PB 7/263

RIDGELY DARREN M
75129 MORNING GLEN CT
YULEE, FL 32097

2025

11-2N-26-1830-0041-0000

BUILDING CHARACTERISTICS

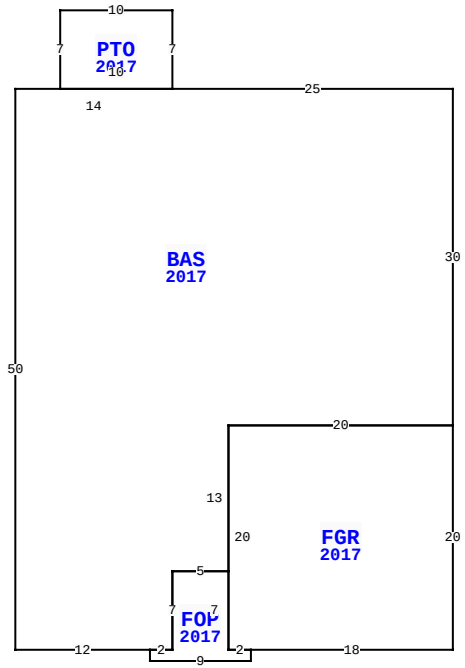
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,515	100	2017	1,515	161,651
FGR	400	55	2017	220	23,474
FOP	44	30	2017	13	1,387
PTO	70	5	2017	4	427
TOTALS	2,029			1,752	186,938

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,752	110.0000	110.00	192,720	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1515 HX Base Yr 2019



75129 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		186,938
TOTAL MARKET OB/XF VALUE		4,730
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		246,668
SOH/AGL Deduction		72,317
ASSESSED VALUE		174,351
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		123,629
TOTAL JUST VALUE		246,668
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632782	CO ISSUED	0	01/17/2017
1632782	NEW CONSTR	214,327	08/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2095/0583	1/17/2017	SW	Q	I	01	155,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: RIDGELY DARREN M						
2058/1620	7/15/2016	SW	U	V	30	344,000
GRANTOR: RL REGI FLORIDA LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W25 PTO=[YR=2017] N7 W10 S7 E10$ W14 S50 E12
FOP=[YR=2017] S1 E9 N1 FGR=[YR=2017] E18 N20 W20 S20 E2$ W2
N7 W5 S7 W2$ E2 N7 E5 N13 E20 N30$.

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	758.00	SF	6.50	6.50	100	2017	2017	3	96	4,730	

LAND DESCRIPTION

TOTAL OB/XF 4,730

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