LOT 42
RIVER GLEN #1 PB 7/263

POWERS WAYNE
75131 MORNING GLEN CT
YULEE, FL 32097

2025

11-2N-26-1830-0042-0000

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 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

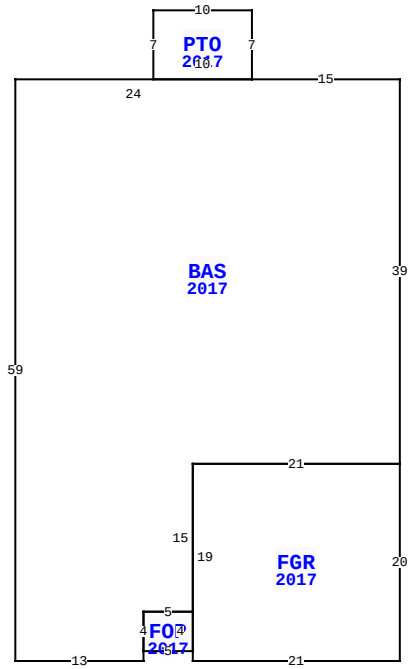
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	2017	1,856	192,310
FGR	420	55	2017	231	23,935
FOP	20	30	2017	6	622
PTO	70	5	2017	4	414
TOTALS	2,366			2,097	217,282

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,097	106.8200	106.82	224,002	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1856 HX Base Yr 2025



75131 MORNING GLEN CT, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		217,282
TOTAL MARKET OB/XF VALUE		9,179
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		281,461
SOH/AGL Deduction		0
ASSESSED VALUE		281,461
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		225,739
TOTAL JUST VALUE		281,461
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
AP162886	CO ISSUED	0	02/07/2017
B1632993	NEW CONSTR	230,285	09/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	4/05/2024	CN	Q	I	01	350,000
GRANTOR: GODWIN DENNIS & TONI						
GRANTEE: POWERS WAYNE						
2100/1648	2/09/2017	SW	Q	I	02	169,400
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GODWIN DENNIS & TON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W15 PTO=[YR=2017] N7 W10 S7 E10$ W24 S59 E13 N1 FOP=[YR=2017] E5 FGR=[YR=2017] S1 E21 N20 W21 S19$ N4 W5 S4$ N4 E5 N15 E21 N39$.

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	721.00	SF	6.50	6.50	100	2017	2017	3	96	4,499	
2	1242	WD DECK A	0	100	20	30	600.00	SF	10.00	10.00	100	2018	2018	3	78	4,680	

LAND DESCRIPTION

TOTAL OB/XF 9,179

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