

LOT 43
IN OR 1584/593
RIVER GLEN #1 PB 7/263

LEVERETT RUSSELL SR & ANITA
75139 MORNING GLEN COURT
YULEE, FL 32097

2025

11-2N-26-1830-0043-0000



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	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,714	100	2008	1,714	169,389
FGR	490	55	2008	270	26,683
FOP	25	30	2008	8	790
FSP	100	40	2008	40	3,953
FUS	782	100	2008	782	77,282
TOTALS	3,111			2,814	278,098

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	679.00	SF	5.20	5.20	
3	0810	CONCRETE A	0	100	11	3	33.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0003		0.00	0.00	1.00	UT	

MARKET ADJUSTMENTS

1 SINGLE FAM - 100% - 2009

Heated Area: 2496

HX Base Yr 2009

75139 MORNING GLEN CT, YULEE	BLD DATE 08/28/2008	KK	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			278,098
TOTAL MARKET OB/XF VALUE			6,481
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			339,579
SOH/AGL Deduction			145,965
ASSESSED VALUE			193,614
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			142,892
TOTAL JUST VALUE			339,579
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			327,184

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20956	ELEC OTHER	2,000	06/01/2008
M13884	MECH OTHER	0	06/01/2008
C21406	CO ISSUED	0	05/01/2008
P13214	OTHER	0	05/01/2008
B21406	NEW CONSTR	203,610	05/01/2008
R11258	REPAIR/RRF	5,000	05/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1584/0593	9/09/2008	WD	Q	I	
GRANTOR: TAYLOR MORRISON OF FL					SALE PRICE
GRANTEE: LEVERETT RUSSELL SR					
1544/1610	1/04/2008	WD	U	V	21
GRANTOR: MORRISON HOMES INC					100
GRANTEE: TAYLOR WOODROW HOME					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] W30 FSP=[YR=2008] W10 S10 E10 N10\$ S10 W10 S46 E14 FOP=[YR=2008] S1 E5 FGR=[YR=2008] S3 E21 N24 W14 S2 W7 S19\$ N5 W5 S4\$ N4 E5 N14 E7 N2 E14 N36\$ PTR= E15 FUS=[YR=2008] E13 N3 E10 S38 W10 S1 W11 N33 W2 N3\$ W15\$.											