LOT 46
IN OR 2096/393
RIVER GLEN #1 PB 7/263

GREEN JUSTIN & YASMIN
75142 MORNING GLEN CT
YULEE, FL 32097

2025

11-2N-26-1830-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

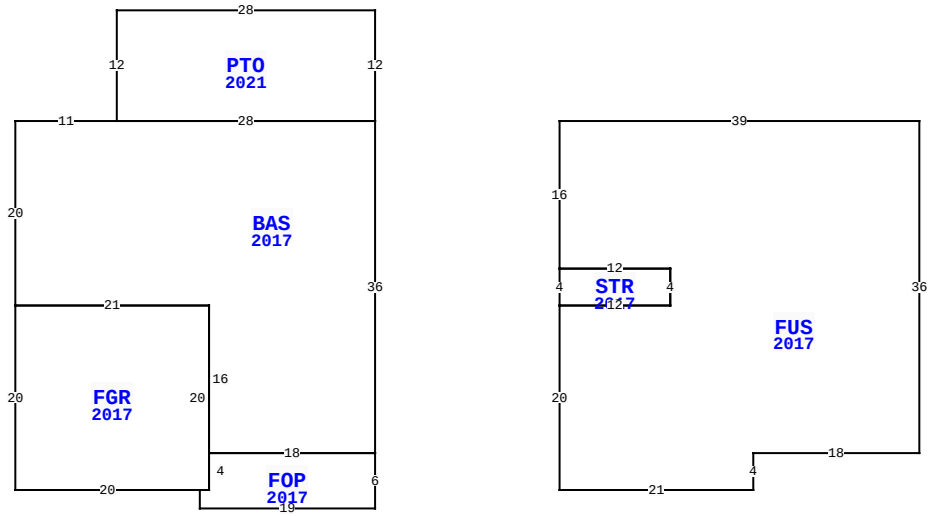
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	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	1,068	100	2017	1,068	108,403
FGR	420	55	2017	231	23,447
FOP	110	30	2017	33	3,349
FUS	1,440	100	2017	1,440	146,162
PTO	336	5	2021	17	1,726
STR	48	10	2017	5	507
TOTALS	3,422			2,794	283,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,794	104.6400	104.64	292,364	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2018 Heated Area: 2508 HX Base Yr 2018



75142 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		283,593
TOTAL MARKET OB/XF VALUE		12,144
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		350,737
SOH/AGL Deduction		127,349
ASSESSED VALUE		223,388
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		172,666
TOTAL JUST VALUE		350,737
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,161

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632619	CO ISSUED	0	01/13/2017
B1632619	NEW CONSTR	304,912	07/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2096/0393	1/18/2017	SW	Q	I	01	199,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GREEN JUSTIN & YASM						
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

PTO=[YR=2021] N12 W28 S12 BAS=[YR=2017] W11 S20 FGR=[YR=2017] S20 E20 FOP=[YR=2017] S2 E19 N6 W18 S4 W1$ E1 N20 W21$ E21 S16 E18 N36 W28$ E28$ PTR=E20 FUS=[YR=2017] E39 S36 W18 S4W21 N20 STR=[YR=2017] N4 E12 S4 W12$E12 N4 W12 N16$ W20 $.

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	688.00	SF	6.50	6.50	100	2017	2017	3	96	4,293	
2	0476	VF 6 SBPL	0	100	0	0	130.00	LF	32.00	32.00	100	2021	2021	3	96	3,994	
3	0475	VF 4 SBPL	0	100	0	0	287.00	LF	14.00	14.00	100	2021	2021	3	96	3,857	

LAND DESCRIPTION

TOTAL OB/XF 12,144

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	000100	C	RES	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