LOT 48
IN OR 1865/957
RIVER GLEN #1 PB 7/263

SINGER DANIEL M
2226 GREYWING ST
WOODBRIDGE, VA 22191

2025

11-2N-26-1830-0048-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

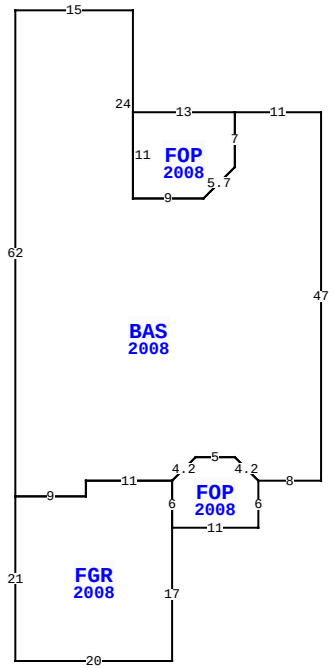
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,887	100	2008	1,887	190,374
FGR	442	55	2008	243	24,515
FOP	90	30	2008	27	2,724
FOP	135	30	2008	40	4,035
TOTALS	2,554			2,197	221,649

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,197	109.6620	109.66	240,923	2008	2008	0	0	0	8.00	92.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1887 HX Base Yr



75126 MORNING GLEN CT, YULEE

BLD DATE	04/02/2008 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	221,649
TOTAL MARKET OB/XF VALUE	3,880
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	280,529
SOH/AGL Deduction	0
ASSESSED VALUE	280,529
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	280,529
TOTAL JUST VALUE	280,529
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	270,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20306	ELEC OTHER	2,000	12/01/2007
M13500	MECH OTHER	0	12/01/2007
C20672	CO ISSUED	181,065	10/01/2007
R10797	REPAIR/RRF	3,200	10/01/2007
B20672	NEW CONSTR	181,065	10/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1865/0957	6/26/2013	WD	Q	I	02	172,000
GRANTOR: BIRD WILLIAM C & BROO						
GRANTEE: SINGER DANIEL M						
1609/0460	2/27/2009	WD	Q	I	01	163,000
GRANTOR: PROVIDENCE CONSTRUCTI						
GRANTEE: BIRD WILLIAM C & BR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W11 FOP=[YR=2008] W13 S11 E9 U4 R4 N7$ S7 D4 L4 W9 N24 W15 S62 FGR=[YR=2008] S21 E20 N17 FOP=[YR=2008] E11 N6 U3 L3 W5 D3 L3 S6$ N6 W11 S2 W9$ E9 N2 E11 U3 R3 E5 D3 R3 E8 N47$.

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	0811	CONCRETE B	0	0	0	0	698.00	SF	5.20	5.20	100	2008	2008	3	88	3,194	
2	0810	CONCRETE A	0	0	30	4	120.00	SF	6.50	6.50	100	2008	2008	3	88	686	

LAND DESCRIPTION

TOTAL OB/XF 3,880

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	000134	C	RES POND	0	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