LOT 49
IN OR 2216/814
RIVER GLEN #1 PB 7/263

PAUL DAVID & KRISTEN
75116 MORNING GLEN CT
YULEE, FL 32097

2025

11-2N-26-1830-0049-0000

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		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

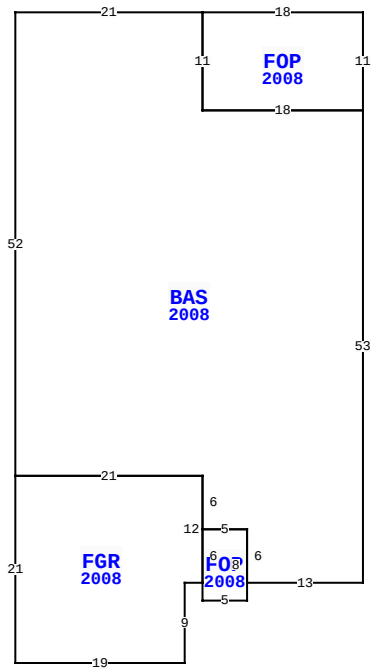
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,016	100	2008	2,016	201,571
FGR	423	55	2008	233	23,296
FOP	40	30	2008	12	1,200
FOP	198	30	2008	59	5,899
TOTALS	2,677			2,320	231,967

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,320	108.6820	108.68	252,138	2008	2008	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2019 Heated Area: 2016 HX Base Yr 2019



75116 MORNING GLEN CT, YULEE

BLD DATE	04/22/2009 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		231,967
TOTAL MARKET OB/XF VALUE		3,666
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		290,633
SOH/AGL Deduction		81,140
ASSESSED VALUE		209,493
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		158,771
TOTAL JUST VALUE		290,633
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21604	CO ISSUED	175,494	10/24/2008
M14039	MECH OTHER	0	08/01/2008
B21604	NEW CONSTR	175,494	07/01/2008
E21014	ELEC OTHER	2,000	07/01/2008
R11374	REPAIR/RRF	2,306	07/01/2008
P13321	OTHER	0	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2216/0814	7/27/2018	WD	Q	I	01	218,000
GRANTOR: HOLBROOK BRADLEY A &						
GRANTEE: PAUL DAVID & KRISTE						
1593/0184	11/12/2008	WD	Q	I		217,400
GRANTOR: PROVIDENCE CONSTRUCTI						
GRANTEE: HOLBROOK BRADLEY A						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2008] W18 BAS=[YR=2008] W21 S52 FGR=[YR=2008] S21 E19 N9 E2 FOP=[YR=2008] S2 E5 N8 W5 S6$ N12 W21$ E21 S6 E5 S6 E13 N53 W18 N11$ S11 E18 N11$.

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	100	0	0	701.00	SF	5.20	5.20	100	2008	2008	3	88	3,208	
2	0810	CONCRETE A	0	100	20	4	80.00	SF	6.50	6.50	100	2008	2008	3	88	458	

LAND DESCRIPTION

TOTAL OB/XF 3,666

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	100	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