LOT 50
RIVER GLEN #1 PB 7/263

SARCUNI MARION THERESA TRUST/SARCUNI MARION THERES
75104 MORNING GLEN CT
YULEE, FL 32097

2025

11-2N-26-1830-0050-0000

BUILDING CHARACTERISTICS

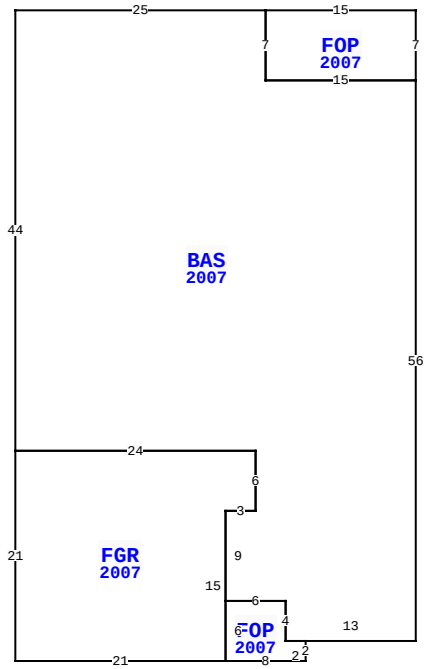
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,974	100	2007	1,974	192,940
FGR	459	55	2007	252	24,631
FOP	40	30	2007	12	1,173
FOP	105	30	2007	32	3,127
TOTALS	2,578			2,270	221,870

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,270	106.8200	106.82	242,481	2007	2007	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1974 HX Base Yr 2021



75104 MORNING GLEN CT, YULEE

BLD DATE	01/14/2008	KK	LGL DATE
XF DATE	01/14/2008	KK	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		221,870
TOTAL MARKET OB/XF VALUE		3,329
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		280,199
SOH/AGL Deduction		59,023
ASSESSED VALUE		221,176
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		170,454
TOTAL JUST VALUE		280,199
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,297

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19984	ELEC OTHER	2,000	09/01/2007
M13257	MECH OTHER	0	09/01/2007
C20324	CO ISSUED	0	08/01/2007
R10598	REPAIR/RRF	5,000	08/01/2007
B20324	NEW CONSTR	170,544	08/01/2007
P12612	OTHER	0	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2801/1994	7/21/2025	WD	U	I	11	100
GRANTOR: SARCUNI MARION THERES						
GRANTEE: SARCUNI MARION THER						
2317/1704	11/07/2019	WD	Q	I	01	230,000
GRANTOR: BEARDEN CARL L & KATR						
GRANTEE: SARCUNI MARION THER						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2007] W15 BAS=[YR=2007] W25 S44 FGR=[YR=2007] S21 E21 FOP=[YR=2007] E8 N2 W2 N4 W6 S6$ N15 E3 N6 W24$ E24 S6 W3 S9 E6 S4 E13 N56 W15 N 7$ S7 E15 N7$.

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	702.00	SF	5.20	5.20	100	2007	2007	3	87	3,176	
2	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	100	2007	2007	3	87	153	

LAND DESCRIPTION

TOTAL OB/XF 3,329

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