LOT 51
IN OR 2178/1210
RIVER GLEN #1 PB 7/263

JONES KAYLA
75098 MORNING GLEN CT
YULEE, FL 32097

2025

11-2N-26-1830-0051-0000

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		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

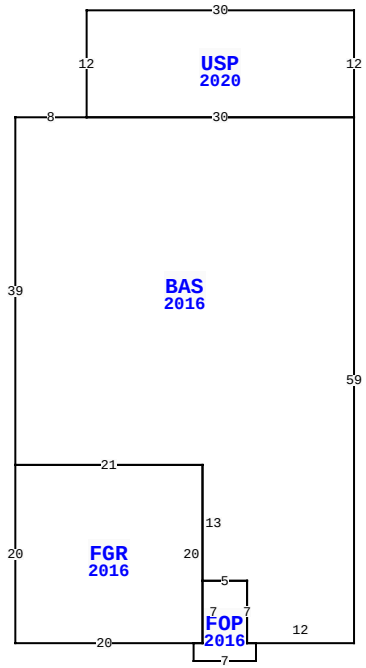
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,787	100	2016	1,787	184,206
FGR	420	55	2016	231	23,811
FOP	49	30	2016	15	1,546
USP	360	30	2020	108	11,133
TOTALS	2,616			2,141	220,697

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,141	106.8200	106.82	228,702	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1787 HX Base Yr 2020



75098 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		220,697
TOTAL MARKET OB/XF VALUE		4,508
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		280,205
SOH/AGL Deduction		73,163
ASSESSED VALUE		207,042
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		156,320
TOTAL JUST VALUE		280,205
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,306

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632838	CO ISSUED	0	12/29/2016
B1632838	NEW CONSTR	214,327	08/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2178/1210	2/20/2018	WD	Q	I	01	180,000
GRANTOR: KRAMER GEORGE R						
GRANTEE: JONES KAYLA						
2092/1861	1/03/2017	SW	Q	I	01	156,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: KRAMER GEORGE R						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2020] N12 W30 S12 BAS=[YR=2016] W8 S39 FGR=[YR=2016] S20 E20 FOP=[YR=2016] S2 E7 N2 W1 N7 W5 S7 W1$ E1 N20 W21$ E21 S13 E5 S7 E12 N59 W30 $ E30$.

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	730.00	SF	6.50	6.50	100	2016	2016	3	95	4,508	

LAND DESCRIPTION

TOTAL OB/XF 4,508

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		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