LOT 53
IN OR 1590/319
RIVER GLEN #1 PB 7/263

OAKLEY JAMES P JR & JANE A
75090 MORNING GLEN COURT
YULEE, FL 32097

2025

11-2N-26-1830-0053-0000

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	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

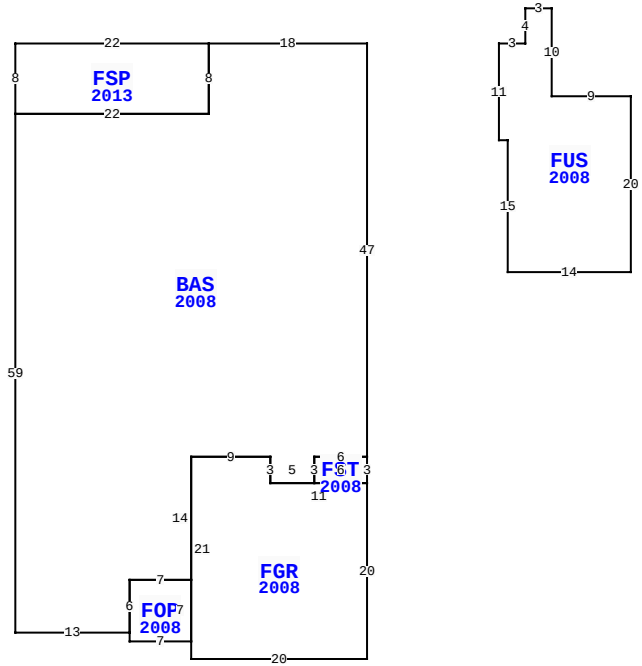
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,077	100	2008	2,077	199,950
FGR	427	55	2008	235	22,623
FOP	49	30	2008	15	1,444
FSP	176	40	2013	70	6,739
FST	18	55	2008	10	962
FUS	333	100	2008	333	32,057
TOTALS	3,080			2,740	263,777

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,740	104.6400	104.64	286,714	2008	2008	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2009 Heated Area: 2410 HX Base Yr 2009



75090 MORNING GLEN CT, YULEE

BLD DATE	05/29/2008 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		263,777
TOTAL MARKET OB/XF VALUE		7,018
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		325,795
SOH/AGL Deduction		137,789
ASSESSED VALUE		188,006
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		132,284
TOTAL JUST VALUE		325,795
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13665	MECH OTHER	0	03/01/2008
P13048	OTHER	0	02/01/2008
C20595	CO ISSUED	0	10/01/2007
R10761	REPAIR/RRF	5,000	10/01/2007
B20595	NEW CONSTR	199,848	10/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1590/0319	10/22/2008	WD	Q	I		206,100
GRANTOR: TAYLOR MORRISON OF FL						
GRANTEE: OAKLEY JAMES P JR &						
1544/1610	1/04/2008	WD	U	V	21	100
GRANTOR: MORRISON HOMES INC						
GRANTEE: TAYLOR WOODROW HOME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W18 FSP=[YR=2013] W22 S8 E22 N8$ S8 W22 S59 E13 FOP=[YR=2008] S1 E7 FGR=[YR=2008] S2 E20 N20 FST=[YR=2008] N3 W6 S3 E6$ W11 N3 W9 S21$ N7 W7 S6$ N6 E7 N14 E9 S3 E5 N3 E6 N47$ PTR=E15 FUS=[YR=2008] E3 N4 E3 S10 E9 S20 W14 N15 W1 N11$ W15$.

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	640.00	SF	5.20	5.20	100	2008	2008	3	88	2,929	
2	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	2008	2008	3	88	172	
3	0462	ST/AL FNC	0	100	0	0	576.00	SF	10.00	10.00	100	2013	2013	3	68	3,917	

LAND DESCRIPTION

TOTAL OB/XF 7,018

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