LOT 55
IN OR 1693/719
RIVER GLEN #1 PB 7/263

ROONEY JEFFREY R
75080 MORNING GLEN COURT
YULEE, FL 32097

2025

11-2N-26-1830-0055-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

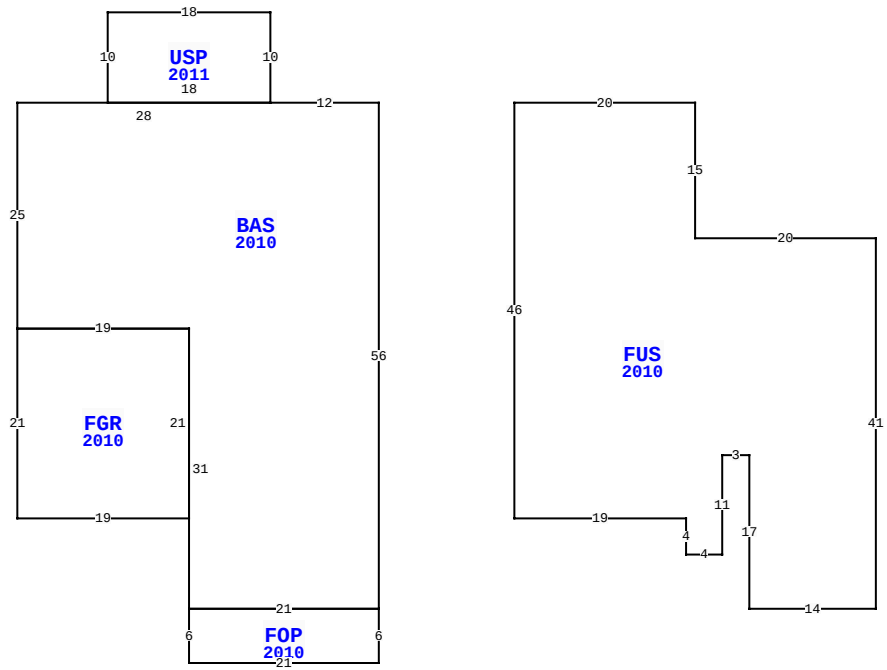
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,651	100	2010	1,651	150,764
FGR	399	55	2010	219	19,999
FOP	126	30	2010	38	3,470
FUS	1,675	100	2010	1,675	152,955
USP	180	30	2011	54	4,931
TOTALS	4,031			3,637	332,119

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,637	98.1900	98.19	357,117	2010	2010	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2022 Heated Area: 3326 HX Base Yr 2022



75080 MORNING GLEN CT, YULEE

BLD DATE	08/18/2010 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		332,119
TOTAL MARKET OB/XF VALUE		4,519
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		391,638
SOH/AGL Deduction		52,847
ASSESSED VALUE		338,791
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		288,069
TOTAL JUST VALUE		391,638
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,775

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23371	CO ISSUED	0	06/25/2010
B23522	XFOB	6,745	04/01/2010
E22498	ELEC OTHER	0	03/01/2010
P14206	PLUMBING	0	03/01/2010
B23371	NEW CONSTR	409,554	03/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1693/0719	6/30/2010	WD	Q	I	01	203,700
GRANTOR: MARONDA HOMES INC						
GRANTEE: ROONEY JEFFREY R						
1664/0215	2/04/2010	WD	U	V	30	64,000
GRANTOR: RIVER GLEN LLC						
GRANTEE: MARONDA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W12 USP=[YR=2011] N10 W18 S10 E18$ W28 S25 FGR=[YR=2010] S21 E19 N21 W19$ E19 S31 FOP=[YR=2010] S6 E21 N6 W21$ E21 N56$ PTR= E15 FUS=[YR=2010] E20 S15 E20 S41 W14 N17 W3 S11 W4 N4 W19 N46$ 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	928.00	SF	5.20	5.20	100	2010	2010	3	90	4,343	
2	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	2010	2010	3	90	176	

LAND DESCRIPTION

TOTAL OB/XF 4,519

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