LOT 56
IN OR 2151/1812
RIVER GLEN #1 PB 7/263

GILLIARD CORREY R
75074 MORNING GLEN COURT
YULEE, FL 32097

2025

11-2N-26-1830-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

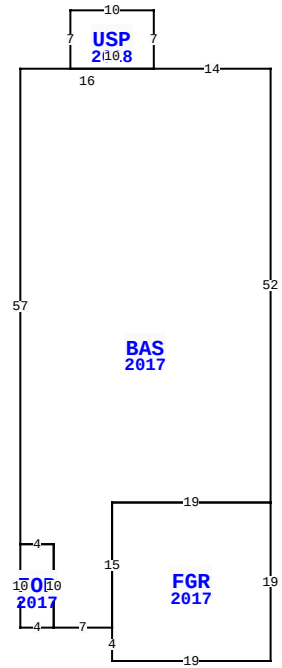
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,685	100	2017	1,685	174,592
FGR	361	55	2017	199	20,619
FOP	40	30	2017	12	1,244
USP	70	30	2018	21	2,176
TOTALS	2,156			1,917	198,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,917	106.8200	106.82	204,774	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1685 HX Base Yr 2020



75074 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		198,631
TOTAL MARKET OB/XF VALUE		12,194
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		265,825
SOH/AGL Deduction		72,692
ASSESSED VALUE		193,133
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		142,411
TOTAL JUST VALUE		265,825
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,085

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001101	XFOB	1,607	03/01/2018
1702445	CO ISSUED	0	03/23/2017
B1633378	NEW CONSTR	204,735	11/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2151/1812	10/13/2017	SW	Q	I	02	170,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GILLIARD CORREY R						
2077/1038	10/13/2016	SW	U	V	30	150,500
GRANTOR: RL REGI FLORIDA LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 USP=[YR=2018] N7 W10 S7 E10$ W16 S57
FOP=[YR=2017] S10 E4 N10 W4$ E4 S10 E7 FGR=[YR=2017] S4 E19
N19 W19 S15$ N15 E19 N52$.

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	697.00	SF	6.50	6.50	100	2017	2017	3	96	4,349	
2	0472	VF 2 RAIL	0	100	0	0	568.00	LF	15.00	15.00	100	2018	2018	3	92	7,838	
3	0473	VF 3 RAIL	0	100	0	0	1.00	LF	7.50	7.50	100	2018	2018	3	92	7	

LAND DESCRIPTION

TOTAL OB/XF 12,194

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