LOT 58
RIVER GLEN #1 PB 7/263

TEXANA GROUP
PO BOX 16273
FERNANDINA BEACH, FL 32035

2025

11-2N-26-1830-0058-0000

BUILDING CHARACTERISTICS

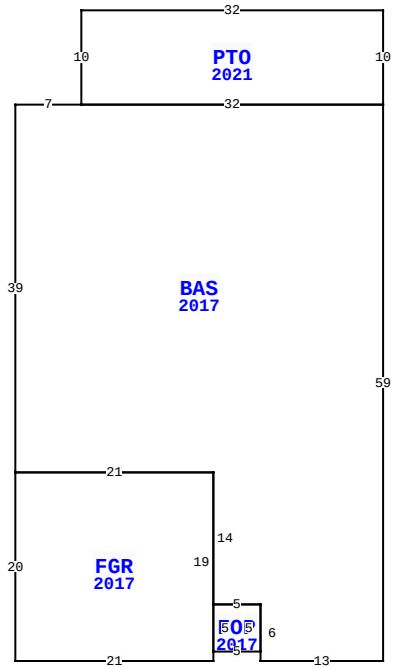
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,851	100	2017	1,851	190,033
FGR	420	55	2017	231	23,716
FOP	25	30	2017	8	822
PTO	320	5	2021	16	1,642
TOTALS	2,616			2,106	216,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,106	105.8400	105.84	222,899	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1851 HX Base Yr



75052 MORNING GLEN CT, YULEE

BLD DATE		LGL DATE	
XF DATE		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		216,212
TOTAL MARKET OB/XF VALUE		4,505
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		275,717
SOH/AGL Deduction		0
ASSESSED VALUE		275,717
TOTAL EXEMPTION VALUE	13	275,717
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		275,717
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,016

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632857	CO ISSUED	0	01/20/2017
B1632857	NEW CONSTR	228,722	08/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
9999/9999	12/31/2020	CN	U	I	11	100
GRANTOR: FL KARMAN GROUP LLC						
GRANTEE: TEXANA GROUP						
2099/0945	1/27/2017	SW	Q	I	01	164,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: FL KARMAN GROUP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2021] N10 W32 S10 BAS=[YR=2017] W7 S39 FGR=[YR=2017] S20 E21 N1 FOP=[YR=2017] E5 N5 W5 S5$ N19 W21$ E21 S14 E5 S6 E13 N59 W32$E32$.

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	722.00	SF	6.50	6.50	100	2017	2017	3	96	4,505	

LAND DESCRIPTION

TOTAL OB/XF 4,505

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