LOT 63
IN OR 2107/678
RIVER GLEN #1 PB 7/263

BROWN JARED
75020 MORNING GLEN CT
YULEE, FL 32097

2025

11-2N-26-1830-0063-0000

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		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

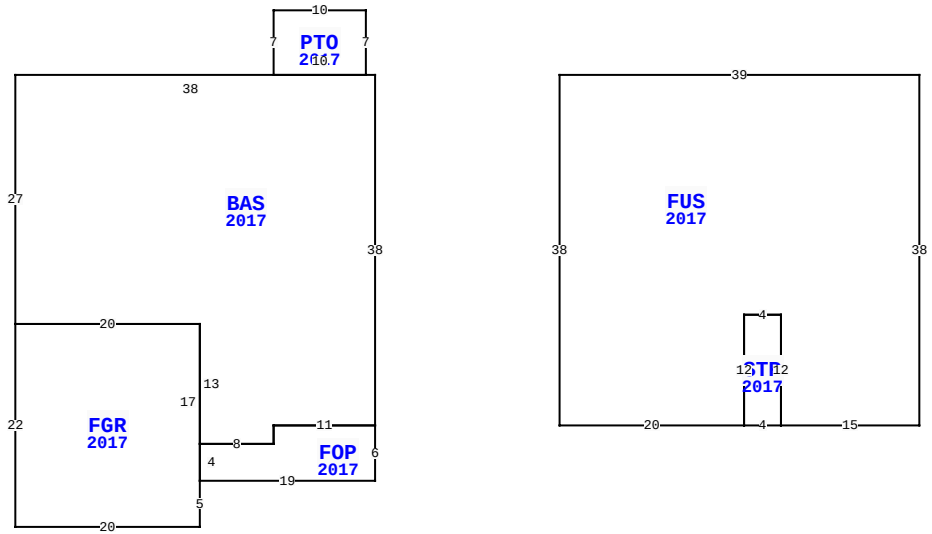
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,278	100	2017	1,278	124,685
FGR	440	55	2017	242	23,610
FOP	98	30	2017	29	2,829
FUS	1,434	100	2017	1,434	139,905
PTO	70	5	2017	4	390
STR	48	10	2017	5	488
TOTALS	3,368			2,992	291,907

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,992	100.5800	100.58	300,935	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2018 Heated Area: 2712 HX Base Yr 2018



75020 MORNING GLEN CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		291,907
TOTAL MARKET OB/XF VALUE		11,836
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		358,743
SOH/AGL Deduction		125,460
ASSESSED VALUE		233,283
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		182,561
TOTAL JUST VALUE		358,743
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001983	CO ISSUED	0	03/10/2017
B1633088	NEW CONSTR	329,710	09/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2107/0678	3/15/2017	WD	Q	I	01	207,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BROWN JARED						
2064/1840	8/12/2016	SW	U	V	30	322,500
GRANTOR: RL REGI FLORIDA LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W1 PTO=[YR=2017] N7 W10 S7 E10$ W38 S27 FGR=[YR=2017] S22 E20 N5 FOP=[YR=2017] E19 N6 W11 S2 W8 S4 $ N17 W20$ E20 S13 E8 N2 E11 N38$ PTR=E20 FUS=[YR=2017] E39 S38 W15 STR=[YR=2017] W4 N12 E4 S12$ N12 W4 S12 W20 N38$ W20$.

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	751.00	SF	6.50	6.50	100	2017	2017	3	96	4,686	
2	0462	ST/AL FNC	0	100	0	0	816.00	SF	10.00	10.00	100	2017	2017	3	81	6,610	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	90	540	

LAND DESCRIPTION

TOTAL OB/XF 11,836

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