



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE	80		
Exterior Wall	21	STONE	20		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	80		
Interior Floor	08	SHT VINYL	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Units		0	100		
Occupancy	00	NONE	100		
Quality	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	04		
NEIGHBORHOOD/LOC	4038.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,753	100	2005	1,753	178,983
FGR	420	55	2005	231	23,586
FOP	42	30	2005	13	1,327
FOP	140	30	2005	42	4,288
TOTALS	2,355			2,039	208,184

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 2025		Heated Area: 1753		HX Base Yr				

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VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			208,184
TOTAL MARKET OB/XF VALUE			6,782
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			279,966
SOH/AGL Deduction			0
ASSESSED VALUE			279,966
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			279,966
TOTAL JUST VALUE			279,966
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			270,708

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15287	ELEC OTHER	2,000	07/01/2005
M09964	MECH OTHER	0	07/01/2005
P0509437	OTHER	0	05/01/2005
R046988	REPAIR/RRF	5,000	12/01/2004
B0414226	NEW CONSTR	132,259	12/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2702/1068	3/22/2024	WD	Q	I	01	328,500
GRANTOR: BHKN IV LLC						
GRANTEE: CORONA OMAR						
2597/0493	10/06/2022	SW	U	I	11	100
GRANTOR: JAXSAT GROUP LLC						
GRANTEE: BHKN IV LLC						

EXTRA FEATURES																
L N	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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0810	CONCRETE A	0	0	0	678.00	SP	6.50	6.50	100	2005	2005	3	84	3,702	

TOTAL OB/XF										6,782						
96014 MORTON LN, YULEE																
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/13/2025		MLU		

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2005] W11 FOP=[YR=2005] W14 S10 E14 N10\$ S10 W14 N10 W15 S47 FGR=[YR=2005] S21 E20 N21 W20\$ E22 FOP=[YR=2005] E7 N6 W7 S6\$ N6 E7 S11 E11 N52\$.									

LAND DESCRIPTION										TOTAL OB/XF										6,782					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								