

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,297	113.0871	113.09	259,768	2007	2007	0	0	0	8.15	91.85
1 SINGLE FAM - 0% - 0 Heated Area: 2000 HX Base Yr												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025
INC DATE		AG DATE	MLU

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	1,100	100	2007	1,100	114,260
FGR	440	55	2007	242	25,138
FOP	67	30	2007	20	2,078
FOP	117	30	2007	35	3,635
FUS	900	100	2007	900	93,486
TOTALS	2,624			2,297	238,597

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	0810	CONCRETE A	0	0	32	3		6.50	6.50	100	2007	2007	3	87	543	
2	0810	CONCRETE A	0	0	38	16		6.50	6.50	100	2007	2007	3	87	3,438	

EXTRA FEATURES		96027 MORTON LN, YULEE
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE	238,597		
TOTAL MARKET OB/XF VALUE	3,981		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	307,578		
SOH/AGL Deduction	22,081		
ASSESSED VALUE	285,497		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	285,497		
TOTAL JUST VALUE	307,578		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	297,777		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18690	NEW CONSTR	1,900	01/01/2007
ML2408	H/AC	0	01/01/2007
P11937	NEW CONSTR	0	01/01/2007
C19241	CO ISSUED	0	12/01/2006
B19241	NEW CONSTR	218,190	12/01/2006
R09982	REPAIR/RRF	1,500	12/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2175/1431	1/26/2018	WD	Q	I	01	205,000
GRANTOR: BENITEZ-AYALA CARLOS						
GRANTEE: HALLOCK GINGER S &						
1495/0509	4/27/2007	WD	Q	I		200,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BENITEZ-AYALA CARLO						

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP=[YR=2007] W13S9 BAS=[YR=2007] W17 S30 FOP=[YR=2007] S11 E7N1W1N10W6S6S10 E4 FGR=[YR=2007] S20E20N24W10S4W10S E10N4E10N36 W13E13N9S PTR=S9 E10 FUS=[YR=2007] S30E30N30W30S W10 N9S.	

LAND DESCRIPTION		TOTAL OB/XF															3,981							
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							