LOT 1
(EX OR 2300/808 & OR 2300/811)
CROSSROADS OR 2297/719

MORGAN LIVING TRUST/MORGAN RICHARD A TRUSTEE
78635 GOLDFINCH LN
YULEE, FL 32097

2026

09-3N-25-0301-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

151508 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	160,200
TOTAL MARKET VALUE	160,200
SOH/AGL Deduction	5,126
ASSESSED VALUE	155,074
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	155,074
TOTAL JUST VALUE	160,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	156,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2603/1928	11/01/2022	WD	U	V	11	100
GRANTOR: MORGAN RICHARD A & LE						
GRANTEE: MORGAN LIVING TRUST						
2398/1273	10/02/2020	SW	Q	V	01	99,500
GRANTOR: RAYDIENT LLC						
GRANTEE: MORGAN RICHARD A &						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	009900	C	ACREAGE NON-	0		OR	0.00	0.00	8.01	AC		1.00	1.00	1.00	20,000.00	20,000.00	160,200							

REVIEW DATE 05/08/2026 BY MLU Total Acres: 8.01 Total Land Value: 160,200 Market: 0 Agricultural: 0 Common: 160,200 PRINTED 07/09/2026 BY SYS