LOT 164
TRIBUTARY PH 1B UNIT 10 OR 2722/

MORGAN GARRETT GLYNN & KAILEE MORGAN
76133 ESTUARY WAY
YULEE, FL 32097

2026

10-2N-26-2011-0164-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

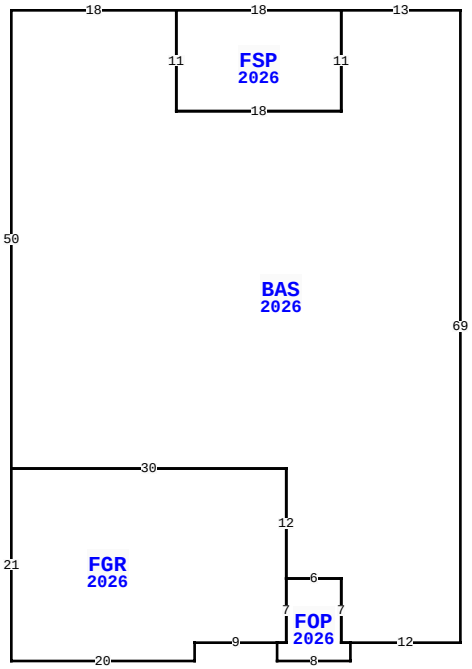
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,571	100	2026	2,571	293,300
FGR	610	55	2026	336	38,331
FOP	58	30	2026	17	1,939
FSP	198	40	2026	79	9,012
TOTALS	3,437			3,003	342,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,003	108.6520	114.08	342,582	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 2571 HX Base Yr 2026



76133 ESTUARY WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		342,582
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		409,582
SOH/AGL Deduction		67,130
ASSESSED VALUE		342,452
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		291,041
TOTAL JUST VALUE		409,582
NCON VALUE		342,582
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250010830	CO	483,485	09/25/2025
B250004274	PRIVATE PROVIDER	483,485	04/22/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2827/1582	11/03/2025	SW	Q	I	01	472,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MORGAN GARRETT GLYN						
2810/1009	8/19/2025	SW	Q	V	05	703,000
GRANTOR: MILLROSE PROPERTIES F						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] E18 S11 E18 N11 E13 S69 W12 W1 N7 W6 N12 W30 N50 $
FSP=[YR=2026;ORIG=28,21] E18 N11 W18 S11 $
FGR=[YR=2026;ORIG=40,60] W30 S21 E20 N2 E9 E1 N7 N12 $
FOP=[YR=2026;ORIG=40,72] E6 S7 E1 S2 W8 N2 E1 N7 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	RES NATURAL	100	0003	PUD			1.00	LT		1.00	1.00	1.00	67,000.00	67,000.00	67,000							

REVIEW DATE 09/23/2025 BY TW Total Acres: 0.00 Total Land Value: 67,000 Market: 0 Agricultural: 0 Common: 67,000 PRINTED 07/09/2026 BY SYS