LOT 15
IN OR 1521/1207
RIVER GLEN #1 PB 7/263

WALKUP MAE C & JOSEPH H
75009 MORNING GLEN COURT
YULEE, FL 32097

2026

11-2N-26-1830-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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	03	Quality Level 03

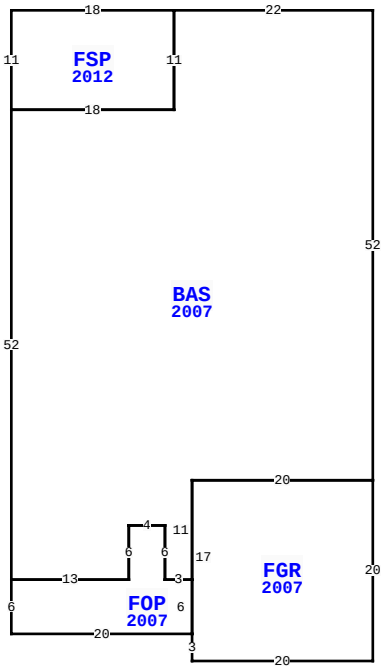
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,078	100	2007	2,078	208,197
FGR	400	55	2007	220	22,042
FOP	144	30	2007	43	4,308
FSP	198	40	2012	79	7,915
TOTALS	2,820			2,420	242,462

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,420	104.8600	110.10	266,442	2007	2007	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2008 Heated Area: 2078 HX Base Yr 2008



75009 MORNING GLEN CT, YULEE

BLD DATE	07/11/2007 JM	LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		242,462
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		296,462
SOH/AGL Deduction		125,895
ASSESSED VALUE		170,567
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		119,156
TOTAL JUST VALUE		296,462
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007660	REPAIR/RRF	13,555	12/01/2017
E18930	ELEC OTHER	2,000	03/01/2007
M12791	MECH OTHER	0	03/01/2007
C19470	CO ISSUED	260,430	02/01/2007
R10104	REPAIR/RRF	4,550	02/01/2007
B19470	NEW CONSTR	260,430	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1521/1207	8/27/2007	WD	Q	I		205,000
GRANTOR: PROVIDENCE CONSTRUCTI						
GRANTEE: WALKUP MAE C & JOSE						
1460/1512	11/22/2006	WD	U	V	19	209,500
GRANTOR: RIVER GLEN LLC						
GRANTEE: PROVIDENCE CONSTRUC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W22 FSP=[YR=2012] W18 S11 E18 N11$ S11 W18 S52
FOP=[YR=2007] S6 E20 FGR=[YR=2007] S3 E20 N20 W20 S17$ N6
W3 N6 W4 S6 W13$ E13 N6 E4S6 E3 N11 E20 N52$.

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	000100	C	RES	100	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	54,000.00	54,000.00	54,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS