

TURNER DEJUAN A
75051 MORNING GLEN CT
YULEE, FL 32097

11-2N-26-1830-0024-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT	CD	10	03	03	05	14	08	03	04	03	1.	00	03	0100	MAP NUM	NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	TOTAL	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD											
Exterior Wall	10	ABOVE AVG 100	03	GABLE/HIP 100	05	COMP SHNGL 100	08	SHT VINYL 40	04	AIR DUCTED 100	1	SINGLE FAM	100% - 2021	Heated Area: 1685	HX Base Yr 2021																																		
Roof Structur	03	GABLE/HIP 100	05	COMP SHNGL 100	08	SHT VINYL 40	04	AIR DUCTED 100	03	MASONRY 100	1.	1. 100	0 100	00 NONE 100																																			
Roof Cover	03	GABLE/HIP 100	05	COMP SHNGL 100	08	SHT VINYL 40	04	AIR DUCTED 100	03	MASONRY 100	1.	1. 100	0 100	00 NONE 100																																			
Interior Wall	03	GABLE/HIP 100	05	COMP SHNGL 100	08	SHT VINYL 40	04	AIR DUCTED 100	03	MASONRY 100	1.	1. 100	0 100	00 NONE 100																																			
Interior Floo	03	GABLE/HIP 100	05	COMP SHNGL 100	08	SHT VINYL 40	04	AIR DUCTED 100	03	MASONRY 100	1.	1. 100	0 100	00 NONE 100																																			
Interior Floo	03	GABLE/HIP 100	05	COMP SHNGL 100	08	SHT VINYL 40	04	AIR DUCTED 100	03	MASONRY 100	1.	1. 100	0 100	00 NONE 100																																			
Air Condition	03	GABLE/HIP 100	05	COMP SHNGL 100	08	SHT VINYL 40	04	AIR DUCTED 100	03	MASONRY 100	1.	1. 100	0 100	00 NONE 100																																			
Heating Type	03	GABLE/HIP 100	05	COMP SHNGL 100	08	SHT VINYL 40	04	AIR DUCTED 100	03	MASONRY 100	1.	1. 100	0 100	00 NONE 100																																			
Bedrooms	03	GABLE/HIP 100	05	COMP SHNGL 100	08	SHT VINYL 40	04	AIR DUCTED 100	03	MASONRY 100	1.	1. 100	0 100	00 NONE 100																																			
Bathrooms	03	GABLE/HIP 100	05	COMP SHNGL 100	08	SHT VINYL 40	04	AIR DUCTED 100	03	MASONRY 100	1.	1. 100	0 100	00 NONE 100																																			
Frame	03	GABLE/HIP 100	05	COMP SHNGL 100	08	SHT VINYL 40	04	AIR DUCTED 100	03	MASONRY 100	1.	1. 100	0 100	00 NONE 100																																			
Stories	03	GABLE/HIP 100	05	COMP SHNGL 100	08	SHT VINYL 40	04	AIR DUCTED 100	03	MASONRY 100	1.	1. 100	0 100	00 NONE 100																																			
Units	03	GABLE/HIP 100	05	COMP SHNGL 100	08	SHT VINYL 40	04	AIR DUCTED 100	03	MASONRY 100	1.	1. 100	0 100	00 NONE 100																																			
Occupancy	03	GABLE/HIP 100	05	COMP SHNGL 100	08	SHT VINYL 40	04	AIR DUCTED 100	03	MASONRY 100	1.	1. 100	0 100	00 NONE 100																																			
Quality	03	GABLE/HIP 100	05	COMP SHNGL 100	08	SHT VINYL 40	04	AIR DUCTED 100	03	MASONRY 100	1.	1. 100	0 100	00 NONE 100																																			
DOR CODE	0100	SINGLE FAMILY																																															
MAP NUM																																																	
NEIGHBORHOOD/LOC	5009.00																																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																												
BAS	1,685	100	2017	1,685	182,375																																												
FGR	361	55	2017	199	21,539																																												
FOP	40	30	2017	12	1,299																																												
PTO	70	5	2017	4	433																																												
TOTALS	2,156			1,900	205,645																																												
EXTRA FEATURES										75051 MORNING GLEN CT, YULEE										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										04/09/2026 MLU									
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																																		