LOT 28
RIVER GLEN #1 PB 7/263

GERHART FAMILY TRUST/GERHART RICHARD A CO TRUSTEE
75071 MORNING GLEN CT
YULEE, FL 32097

2026

11-2N-26-1830-0028-0000

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

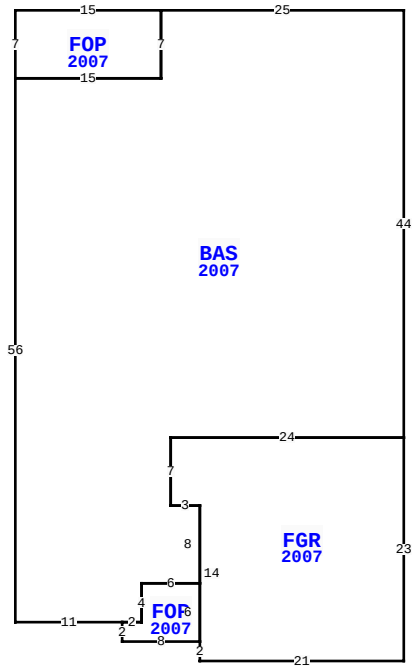
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,971	100	2007	1,971	201,171
FGR	504	55	2007	277	28,272
FOP	40	30	2007	12	1,225
FOP	105	30	2007	32	3,266
TOTALS	2,620			2,292	233,935

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,292	106.8200	112.16	257,071	2007	2007	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2016 Heated Area: 1971 HX Base Yr 2016



BLD DATE	01/14/2008 KK	LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

75071 MORNING GLEN CT, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		233,935
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		287,935
SOH/AGL Deduction		107,817
ASSESSED VALUE		180,118
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		128,707
TOTAL JUST VALUE		287,935
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19982	ELEC OTHER	2,000	09/01/2007
M13256	MECH OTHER	0	09/01/2007
C20326	CO ISSUED	0	08/01/2007
R10600	REPAIR/RRF	5,000	08/01/2007
B20326	NEW CONSTR	174,306	08/01/2007
P12614	OTHER	0	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2567/0696	5/27/2022	WD	U	I	11	100
GRANTOR: GERHART RICHARD A & F						
GRANTEE: GERHART FAMILY TRUS						
1966/0451	2/26/2015	SW	U	I	12	149,900
GRANTOR: FANNIE MAE						
GRANTEE: GERHART RICHARD A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W25 FOP=[YR=2007] W15 S7 E15 N7$ S7 W15 S56 E11 FOP=[YR=2007] S2 E8 FGR=[YR=2007] S2 E21 N23 W24 S7 E3 S14$ N6 W6 S4 W2 $ E2 N4 E6 N8 W3 N7 E24 N44$.

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