LOT 30
RIVER GLEN #1 PB 7/263

GAETA ANTONIO DAMIEN & ANGLE DENISHA
75079 MORNING GLEN CT
YULEE, FL 32097

2026

11-2N-26-1830-0030-0000

BUILDING CHARACTERISTICS

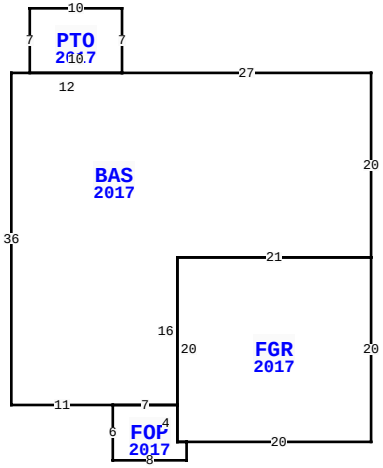
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	

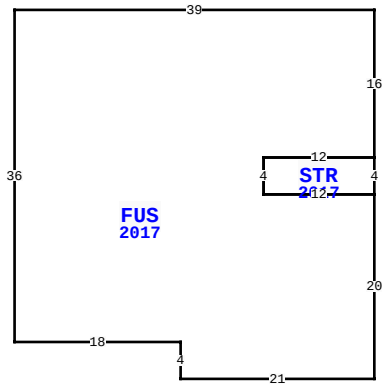
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,068	100	2017	1,068	113,234
FGR	420	55	2017	231	24,492
FOP	44	30	2017	13	1,378
FUS	1,440	100	2017	1,440	152,676
PTO	70	5	2017	4	424
STR	48	10	2017	5	530
TOTALS	3,090			2,761	292,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,761	104.6400	109.87	303,351	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2026 Heated Area: 2508 HX Base Yr 2026





75079 MORNING GLEN CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		292,734
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		346,734
SOH/AGL Deduction		0
ASSESSED VALUE		346,734
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		295,323
TOTAL JUST VALUE		346,734
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632836	CO ISSUED	0	01/27/2017
B1632836	NEW CONSTR	303,283	08/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2787/23	5/09/2025	WD	Q	I	01	399,000
GRANTOR: DYE TIMOTHY & MELISSA						
GRANTEE: GAETA ANTONIO DAMIE						
2698/1974	2/13/2024	WD	Q	I	02	426,300
GRANTOR: WEBSTER STEPHEN K						
GRANTEE: DYE TIMOTHY & MELIS						

BUILDING NOTES

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

BUILDING DIMENSIONS

FUS=[YR=2017;ORIG=20,0] E39 S16 W12 S4 E12 S20 W21 N4 W18 N36 $
BAS=[YR=2017;ORIG=0,0] W27 W12 S36 E11 E7 N16 E21 N20 $
FGR=[YR=2017;ORIG=-20,40] E20 N20 W21 S20 E1 $
PTO=[YR=2017;ORIG=-27,0] N7 W10 S7 E10 $
STR=[YR=2017;ORIG=59,16] S4 W12 N4 E12 $
FOP=[YR=2017;ORIG=-28,36] S6 E8 N2 W1 N4 W7 $
PTR=[ORIG=0,0] E20 W20 $
.

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	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