LOT 38
IN OR 2174/1481
RIVER GLEN #1 PB 7/263

FRANKIEWICZ SUSAN G REV TRUST/FRANKIEWICZ SUSAN G
3840 FALLS LANDING DR
JOHNS CREEK, GA 30022

2026

11-2N-26-1830-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

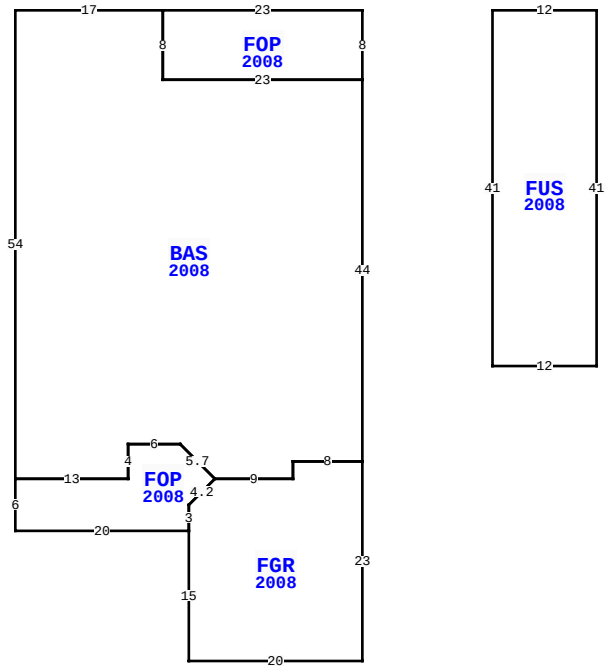
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,928	100	2008	1,928	195,253
FGR	432	55	2008	238	24,103
FOP	157	30	2008	47	4,760
FOP	184	30	2008	55	5,570
FUS	492	100	2008	492	49,826
TOTALS	3,193			2,760	279,511

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,760	105.4080	110.68	305,477	2008	2008	0	0	0	8.50	91.50

1 SINGLE FAM 0% - 0 Heated Area: 2420 HX Base Yr



75119 MORNING GLEN CT, YULEE

BLD DATE	07/08/2008 KK	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	279,511
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	333,511
SOH/AGL Deduction	0
ASSESSED VALUE	333,511
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	333,511
TOTAL JUST VALUE	333,511
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	327,538

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20439	ELEC OTHER	2,000	01/01/2008
M13599	MECH OTHER	0	01/01/2008
P12992	OTHER	0	01/01/2008
C20859	CO ISSUED	0	12/01/2007
R10928	REPAIR/RRF	4,000	12/01/2007
B20859	NEW CONSTR	210,804	12/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2174/1481	1/11/2018	QC	U	I	11	100
GRANTOR: FRANKIEWICZ SUSAN G						
GRANTEE: SUSAN GARDNER FRANK						
2132/1159	6/30/2017	SW	Q	I	01	225,000
GRANTOR: 75119 MORNING GLEN CT						
GRANTEE: FRANKIEWICZ SUSAN G						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2008] W23 BAS=[YR=2008] W17 S54 FOP=[YR=2008] S6 E20 FGR=[YR=2008] S15 E20 N23 W8 S2 W9 D3 L3 S3$ N3 U3 R3 L4 U4 W6 S4 W13$ E13 N4 E6 D4 R4 E9 N2 E8 N44 W23 N8$ S8 E23 N8$ PTR=E15 FUS=[YR=2008] E12 S41 W12 N41$ W15$.

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	000100	C	RES	0	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