

LOT 40
IN OR 2207/1644
RIVER GLEN #1 PB 7/263

DONLEY EDWARD C JR & SUE ELLA
75127 MORNING GLEN COURT
YULEE, FL 32097

2026

11-2N-26-1830-0040-0000



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		3 100
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	2,055	100	2007	2,055	205,893
FGR	540	55	2007	297	29,757
FOP	58	30	2007	17	1,704
FOP	176	30	2007	53	5,310
TOTALS	2,829			2,422	242,662

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,422	104.8600	110.10	266,662	2007	2007	0	0	0	9.00	91.00	
1 SINGLE FAM 100% - 2019 Heated Area: 2055 HX Base Yr 2019													
75127 MORNING GLEN CT, YULEE													

TOTAL OB/XF													
3,115													

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4	
BUILDING MARKET VALUE		Tax Dist:	
TOTAL MARKET OB/XF VALUE		242,662	
TOTAL LAND VALUE - MARKET		3,115	
TOTAL MARKET VALUE		54,000	
SOH/AGL Deduction		299,777	
ASSESSED VALUE		83,063	
TOTAL EXEMPTION VALUE		216,714	
BASE TAXABLE VALUE		51,411	
TOTAL JUST VALUE		165,303	
NCON VALUE		299,777	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		293,900	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19983	ELEC OTHER	2,000	09/01/2007
M13258	MECH OTHER	0	09/01/2007
P12613	OTHER	0	08/01/2007
C20260	CO ISSUED	0	07/01/2007
B20260	NEW CONSTR	185,592	07/01/2007
R10585	REPAIR/RRF	5,000	07/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2207/1644	6/29/2018	WD	Q	I	02
GRANTOR: KACZMARCZYK CHRISTOPH					
GRANTEE: DONLEY EDWARD C JR					
1545/0548	1/08/2008	WD	U	I	21
GRANTOR: MORRISON HOMES INC					
GRANTEE: KACZMARCZYK CHRISTO					

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=2007] W22 BAS=[YR=2007] W18 S47 FGR=[YR=2007] S27 E20 N6 FOP=[YR=2007] E9 N1 W2 N7 W7 S8\$ N21 W20\$ E20 S13 E7 S7 E13 N59 W22 N8\$ S8 E22 N8\$.									