LOT 44
RIVER GLEN #1 PB 7/263

COOK JOHN W & BRANDY LYNN
75141 MORNING GLEN CT
YULEE, FL 32097

2026

11-2N-26-1830-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

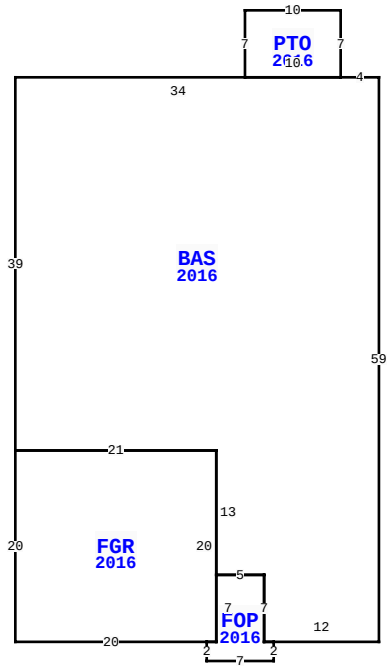
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,787	100	2016	1,787	192,413
FGR	420	55	2016	231	24,873
FOP	49	30	2016	15	1,615
PTO	70	5	2016	4	431
TOTALS	2,326			2,037	219,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,037	106.8200	112.16	228,470	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2021 Heated Area: 1787 HX Base Yr 2021



75141 MORNING GLEN CT, YULEE

BLD DATE		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		219,331
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		273,331
SOH/AGL Deduction		56,723
ASSESSED VALUE		216,608
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		165,197
TOTAL JUST VALUE		273,331
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,169

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632780	CO ISSUED	0	12/09/2016
B1632780	NEW CONSTR	214,260	08/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2767/345	2/03/2025	WD	U	I	11	100
GRANTOR: COOK JOHN W & BRANDY						
GRANTEE: COOK JOHN W & BRAND						
2350/1653	3/30/2020	WD	Q	I	01	225,000
GRANTOR: CRUZ KAYLA N						
GRANTEE: MCKIE BRANDY & JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W4 PTO=[YR=2016] N7 W10 S7 E10$ W34 S39
FGR=[YR=2016] S20 E20 FOP=[YR=2016] S2 E7 N2 W1 N7 W5 S7 W1$
E1 N20 W21$ E21 S13 E5 S7 E12 N59$.

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