LOT 47
RIVER GLEN #1 PB 7/263

CASTANEDA JEFFREY A
75138 MORNING GLEN CT
YULEE, FL 32097

2026

11-2N-26-1830-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

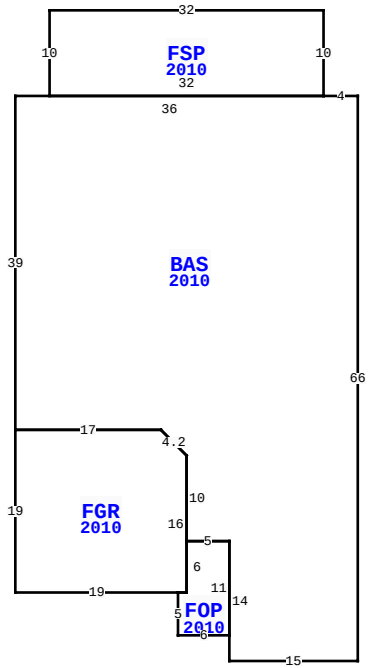
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,035	100	2010	2,035	205,310
FGR	376	55	2010	207	20,884
FOP	60	30	2010	18	1,816
FSP	320	40	2010	128	12,914
TOTALS	2,791			2,388	240,925

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,388	103.8800	109.07	260,459	2010	2010	0	0	0	7.50	92.50

1 SINGLE FAM 0% - 0 Heated Area: 2035 HX Base Yr



BLD DATE	08/18/2010 KK	LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

75138 MORNING GLEN CT, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	240,925
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	294,925
SOH/AGL Deduction	0
ASSESSED VALUE	294,925
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	294,925
TOTAL JUST VALUE	294,925
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	288,498

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22947	CO ISSUED	0	02/08/2010
E0922168	ELEC OTHER	2,200	10/01/2009
M0914877	H/AC	0	10/01/2009
B0922947	NEW CONSTR	184,008	10/01/2009
P0913970	OTHER	0	10/01/2009
R0912142	REPAIR/RRF	3,500	10/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2360/1746	5/08/2020	WD	U	I	30	74,000
GRANTOR: CASTANEDA REAL ESTATE						
GRANTEE: CASTANEDA JEFFREY A						
2197/0804	5/21/2018	WD	Q	I	01	210,000
GRANTOR: HEATHERLY ROGER D & C						
GRANTEE: CASTANEDA REAL ESTA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W4 FSP=[YR=2010] N10 W32 S10 E32$ W36 S39
FGR=[YR=2010] S19 E19 FOP=[YR=2010] S5 E6 N11 W5 S6 W1$ E1
N16 U3 L3 W17$ E17 D3 R3 S10 E5 S14 E15 N66$.

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	000134	C	RES POND	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