LOT 57
IN OR 2088/1233
RIVER GLEN #1 PB 7/263

JEREMIAH JAMES TRAVIS & TONYA
75062 MORNING GLEN CT
YULEE, FL 32097

**2026**

**11-2N-26-1830-0057-0000**

## 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 | | 4 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

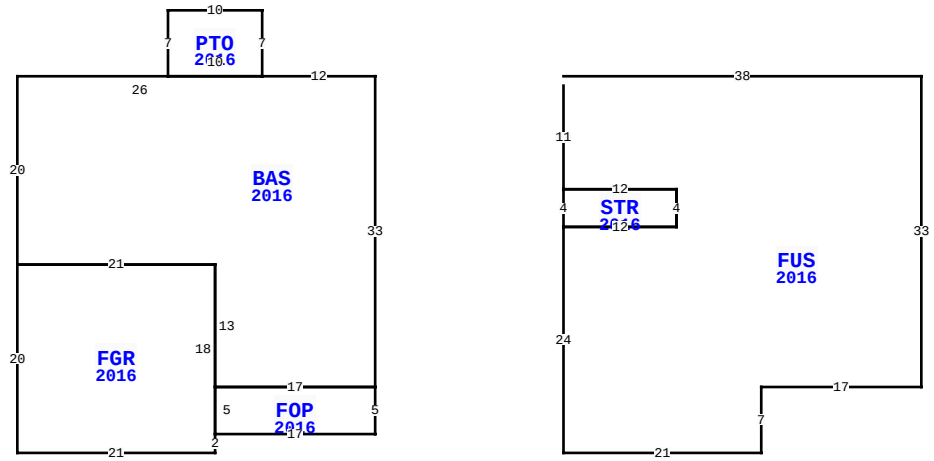
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 981 | 100 | 2016 | 981 | 102,520 |
| FGR | 420 | 55 | 2016 | 231 | 24,141 |
| FOP | 85 | 30 | 2016 | 26 | 2,717 |
| FUS | 1,363 | 100 | 2016 | 1,363 | 142,441 |
| PTO | 70 | 5 | 2016 | 4 | 418 |
| STR | 48 | 10 | 2016 | 5 | 522 |
| TOTALS | 2,967 | | | 2,610 | 272,760 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,610 | 103.6800 | 108.86 | 284,125 | 2016 | 2016 | 0 | 0 | 0 | 4.00 | 96.00 |

1 SINGLE FAM 100% - 2017 Heated Area: 2344 HX Base Yr 2017




75062 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 | | 272,760 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 54,000 |
| TOTAL MARKET VALUE | | 326,760 |
| SOH/AGL Deduction | | 120,558 |
| ASSESSED VALUE | | 206,202 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 154,791 |
| TOTAL JUST VALUE | | 326,760 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 320,475 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1632594 | CO ISSUED | 0 | 12/08/2016 |
| B1632594 | NEW CONSTR | 280,003 | 06/01/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2088/1233 | 12/09/2016 | WD | Q | I | 01 | 185,400 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: JEREMIAH JAMES TRAV | | | | | | |
| 2052/0825 | 6/10/2016 | SW | U | V | 30 | 301,000 |
| GRANTOR: RL REGI FLORIDA LLC | | | | | | |
| GRANTEE: D R HORTON INC-JACK | | | | | | |

## 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=2016;ORIG=20,0] E38 S33 W17 S7 W21 N24 E12 N4 U0L12 U11R0 $
BAS=[YR=2016;ORIG=0,0] W12 W26 S20 E21 S13 E17 N33 $
FGR=[YR=2016;ORIG=-38,20] S20 E21 N2 N18 W21 $
FOP=[YR=2016;ORIG=-17,38] E17 N5 W17 S5 $
PTO=[YR=2016;ORIG=-12,0] N7 W10 S7 E10 $
STR=[YR=2016;ORIG=32,16] N4 W12 S4 E12 $
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 | 000134 | C | RES POND | 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