LOT 62
RIVER GLEN #1 PB 7/263

INGRAM JOSHUA & ALEXUS GRACE
75022 MORNING GLEN CT
YULEE, FL 32097

2026

11-2N-26-1830-0062-0000

BUILDING CHARACTERISTICS

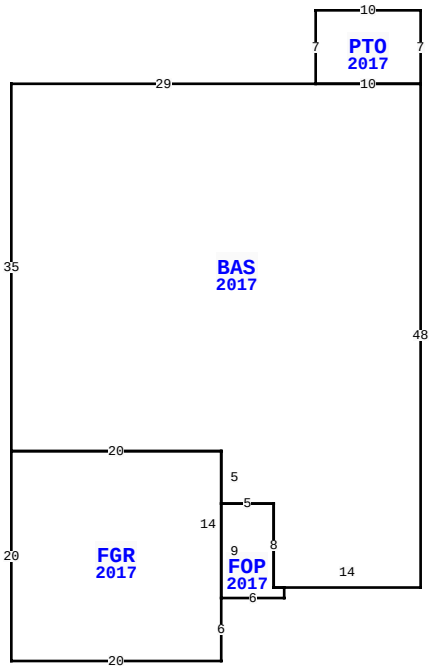
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,572	100	2017	1,572	175,571
FGR	400	55	2017	220	24,571
FOP	46	30	2017	14	1,564
PTO	70	5	2017	4	446
TOTALS	2,088			1,810	202,152

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,810	110.8000	116.34	210,575	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2024 Heated Area: 1572 HX Base Yr 2024



75022 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		202,152
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		256,152
SOH/AGL Deduction		0
ASSESSED VALUE		256,152
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		204,741
TOTAL JUST VALUE		256,152
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,848

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632992	CO ISSUED	0	01/27/2017
B1632992	NEW CONSTR	196,686	09/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2618/1768	2/07/2023	WD	Q	I	01	324,000
GRANTOR: NEWMAN JONATHAN R						
GRANTEE: INGRAM JOSHUA & ALE						
2099/0968	1/27/2017	SW	Q	I	02	152,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: NEWMAN JONATHAN R						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2017] W10 S7 BAS=[YR=2017] W29 S35 FGR=[YR=2017] S20 E20 N6 FOP=[YR=2017] E6 N1 W1 N8 W5 S9 $ N14 W20$ E20 S5 E5 S8 E14 N48 W10$ E10 N7$.

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	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