

MORGAN RUBY A ESTATE
C/O YOLANDA TAYLOR, 76020 WILLIAM BURGESS BLVD U
YULEE, FL 32097

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[illegible]

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YULEE, FL 32097

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION SUMMARY											
Exterior Wall		15	CONC BLOCK 70		0100	01	2,336	80.4384	84.46	197,299	1976	1976	0	0	30	27.68	42.32	VALUATION BY					STANDARD						
Exterior Wall		19	COMMON BRK 30		2 SINGLE FAM 0% - 0													Heated Area: 2307					HX Base Yr						
Roof Structur		03	GABLE/HIP 100		BAS 1993 FOP 1993															BUILDING MARKET VALUE					100,065				
Roof Cover		03	COMP SHNGL 100																	TOTAL MARKET OB/XF VALUE					0				
Interior Wall		04	PLYWOOD 100																	TOTAL LAND VALUE - MARKET					127,400				
Interior Floo		14	CARPET 80																	TOTAL MARKET VALUE					227,465				
Interior Floo		08	SHT VINYL 20																	SOH/AGL Deduction					0				
Air Condition		01	NONE 100																	ASSESSED VALUE					227,465				
Heating Type		01	NONE 100																	TOTAL EXEMPTION VALUE					0				
Bedrooms			4 100																	BASE TAXABLE VALUE					227,465				
Bathrooms			2 100																	TOTAL JUST VALUE					227,465				
Frame		02	WOOD FRAME 100																	NCON VALUE					0				
Stories		1.	1. 100		INCOME VALUE																								
Units			0 100		PREVIOUS YEAR MKT VALUE					305,320																			
Occupancy		00	NONE 100																										
Quality		01	Quality Level 01																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA				08																						
NEIGHBORHOOD/LOC		8026.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,307	100	1993	2,307	82,460																								
FOP	98	30	1993	29	1,036																								
TOTALS		2,405		2,336	83,497																								
EXTRA FEATURES					45276 MORGAN CIR, CALLAHAN										BLD DATE				LGL DATE		05/07/2026		MLU						
															XF DATE				LAND DATE										
															INC DATE				AG DATE										
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														