

MCLAWHORN MICHAEL T & NICOLE ANNE
75136 LEAFMORE PLACE
YULEE, FL 32097

10-2N-26-2010-0175-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Units

Occupancy

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

TOTAL AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

FGR

FOP

FSP

TOTALS

31

03

05

09

11

14

03

04

02

1.

00

03

0100

5020.00

100

55

30

40

2,988

HARDIE BRD 100

GABLE/HIP 100

COMP SHNGL 100

DRYWALL 100

CLAY TILE 50

CARPET 50

CENTRAL 100

AIR DUCTED 100

4 100

2.5 100

WOOD FRAME 100

1. 100

0 100

NONE 100

Quality Level 03

SINGLE FAMILY

MKT AREA

05

5020.00

2,280

462

38

208

2,988

CONC PAVR

0 100

0

0

1,004.00

75136 LEAFMORE PL, YULEE

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

2,628

109.9200

99.20

260,698

2022

2022

0

0

0.00

100.00

1 SINGLE FAM - 100% - 2023

Heated Area: 2280

HX Base Yr 2023

27

13

16

16

13

53

22

21

19

21

13

5

4

4

21

BAS
2022

FGR
2022

FOP
2022

FSP
2022

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

260,698

10,040

65,000

335,738

0

335,738

55,000

280,738

335,738

270,738

65,000

PERMIT NUM

DESCRIPTION

AMT

ISSUED

C2107338

CO ISSUED

0

07/20/2022

21007338

NEW CONSTR

328,756

08/01/2021

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2580/0428

7/22/2022

SW Q

I

01

368,300

GRANTOR: LENNAR HOMES LLC

GRANTEE:MCLAWHORN MICHAEL T

2447/1450

3/29/2021

SW Q

V

05

5,404,800

GRANTOR: THREE RIVERS DEVELOPE

GRANTEE: LENNAR HOMES LLC

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W13 BAS=[YR=2022] W27 S53 FGR=[YR=2022] S21 E21 FOP=[YR=2022] S4 E7 N4 W1 N2 W5 S2 W1\$ E1 N21 W22\$ E22 S19 E5 S2 E13 N58 W13 N16\$ S16 E13 N16\$.

LAND DESCRIPTION

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

SFR POND

100

PUD

85.00

120.00

1.00

LT

1.00

1.00

1.00

65,000.00

65,000.00

65,000

REVIEW DATE

09/20/2022

BY

KW

Total Acres: 0.00

Total Land Value: 65,000

Market: 0

Agricultural: 0

Common: 65,000

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