

LEIS MONICA
85548 RED KNOT WAY
YULEE, FL 32097

12-2N-26-1604-0058-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 100

Roof Structur03GABLE/HIP 100

Roof Cover05COMP SHNGL 100

Interior Wall09DRYWALL 100

Interior Floor11CLAY TILE 70

Interior Floor13CARPET 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

BedroomsBathroomsFrame

Stories UnitsOccupancy

16WD FR STUC 100

03GABLE/HIP 100

05COMP SHNGL 100

09DRYWALL 100

11CLAY TILE 70

13CARPET 30

03CENTRAL 100

04AIR DUCTED 100

3 100
2 100

02WOOD FRAME 100

1. 1. 100
0 100

00NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA05

NEIGHBORHOOD/LOC5015.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,7891001,789193,275

FGR4005522023,768

FOP4230131,405

FOP11230343,673

TOTALS2,3432,056222,119

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A010000727.00SF6.506.50100201920193994,678

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,056121.5249109.68225,50220192019001.5098.50

SINGLE FAM - 100% - 2020Heated Area: 1789HX Base Yr 2020

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE222,119

TOTAL MARKET OB/XF VALUE4,678

TOTAL LAND VALUE - MARKET55,000

TOTAL MARKET VALUE281,797

SOH/AGL Deduction67,779

ASSESSED VALUE214,018

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE164,018

TOTAL JUST VALUE281,797

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE237,406

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CDPRICE

2328/125312/23/2019WDQI01250,000

GRANTOR:DREAM FINDERS HOMES L

GRANTEE:LEIS MONICA

2292/05327/19/2019WDQV05172,000

GRANTOR:BWC LAND PLUMMER LLC

GRANTEE:DREAM FINDERS HOMES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] U3 L3 W6 D3 L3 FOP=[YR=2019] W14 S8 E14 N\$
S8 W14 N16 W14 S63 E13 N8 FOP=[YR=2019] E7 FGR=[YR=2019] S11
E20 N20 W20 S9 \$ N6 W7 S6\$ N6 E7 N3 E20 N38\$.

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000000001.00LT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE05/07/2020BYKB

Total Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000

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