LOT 120
TIMBERLAKE PHASE 1 PBK 8/95

POMPILLI ROBERT & KATHLEEN J
95218 LEAFCREST CT
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0100-0120-0000

BUILDING CHARACTERISTICS

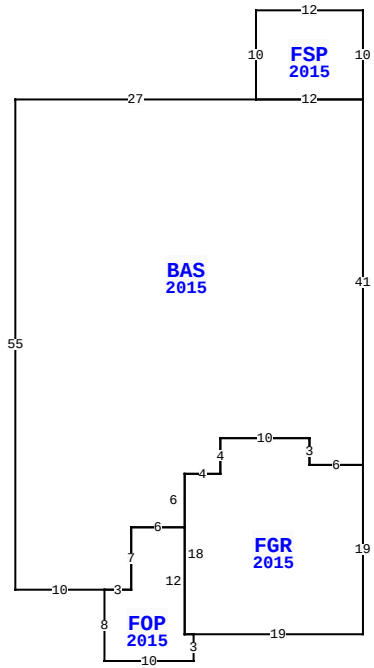
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4144.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,797	100	1,797	186,187
FGR	406	55	223	23,106
FOP	117	30	35	3,626
FSP	120	40	48	4,973
TOTALS	2,440		2,103	217,892

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,103	118.5408	106.98	224,979	2015	2015	0	0	0	3.15	96.85

1 SINGLE FAM – 100% - 2021 Heated Area: 1797 HX Base Yr 2021



95218 LEAFCREST CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		217,892
TOTAL MARKET OB/XF VALUE		9,944
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		302,836
SOH/AGL Deduction		88,660
ASSESSED VALUE		214,176
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		164,176
TOTAL JUST VALUE		302,836
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529947	NEW CONSTR	222,147	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2263/0355	3/20/2019	WD	Q	I	02	245,000
GRANTOR: NATIONAL RESIDENTIAL						
GRANTEE: POMPILLI ROBERT J &						
2263/0352	3/20/2019	WD	U	I	37	245,000
GRANTOR: HUSKA ISSAC & LISA						
GRANTEE: NATIONAL RESIDENTIA						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2015] W12 S10 BAS=[YR=2015] W27 S55 E10
FOP=[YR=2015] S8 E10 N3 FGR=[YR=2015] E19 N19 W6 N3 W10 S4 W4 S18 E1 $ W1 N12 W6 S7 W3 $ E3 N7 E6 N6 E4 N4 E10 S3 E6 N41 W12 $ E12 N10 $.

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
1	0811	CONCRETE B	0	100	0	0	552.00	SF	5.20	5.20	100	2015	2015	3	96	2,756	
2	0476	VF 6 SBPL	0	100	0	0	180.00	LF	32.00	32.00	100	2015	2015	3	90	5,184	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	90	270	
4	0810	CONCRETE A	0	100	0	0	275.00	SF	6.50	6.50	100	2016	2016	3	97	1,734	

LAND DESCRIPTION

TOTAL OB/XF 9,944

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 07/31/2020 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS