LOT 121
TIMBERLAKE PHASE 1 PBK 8/95

HUSKA ISSAC F JR & LISA MICHELLE
95215 LEAFCREST CT
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0100-0121-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

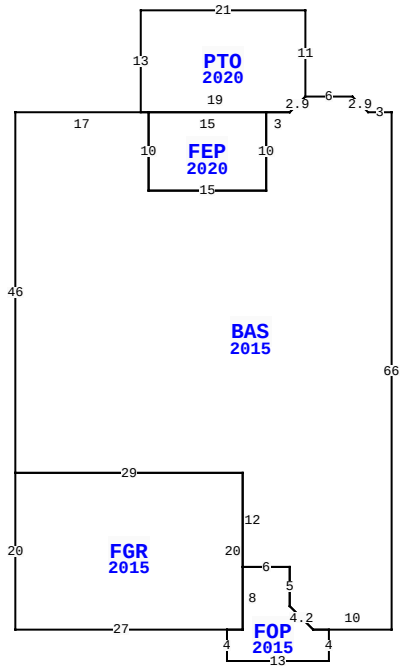
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4144.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,402	100	2,402	245,909
FEP	150	80	120	12,285
FGR	580	55	319	32,658
FOP	105	30	32	3,276
PTO	271	5	14	1,433
TOTALS	3,508		2,887	295,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,887	117.5517	106.09	306,282	2015	2015	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2402 HX Base Yr 2023



95215 LEAFCREST CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		295,562
TOTAL MARKET OB/XF VALUE		14,702
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		385,264
SOH/AGL Deduction		0
ASSESSED VALUE		385,264
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		335,264
TOTAL JUST VALUE		385,264
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,257

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2004891	ENCLSR FOP TO BAS	31,679	08/01/2020
B1529945	NEW CONSTR	293,909	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2608/0702	12/12/2022	WD	Q	I	01	453,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: HUSKA ISSAC FRANKLI						
2559/1871	4/28/2022	WD	U	I	37	486,800
GRANTOR: SEEDORF RHONDA L						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W3 U2 L2 W6 PTO=[YR=2020] N11 W21 S13 E19 U2 R2 $ D2 L2 W3 FEP=[YR=2020] W15 S10 E15 N10$ S10 W15 N10 W17 S46 FGR=[YR=2015] S20 E27 FOP=[YR=2015] S4 E13 N4 W2 U3 L3 N5 W6 S8 W2 $ E2 N20 W29 $E29 S12 E6 S5 D3 R3 E10 N66 $.

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	908.00	SF	5.20	5.20	100	2015	2015	3	96	4,533	
2	0810	CONCRETE A	0	100	7	3	21.00	SF	6.50	6.50	100	2015	2015	3	96	131	
3	0476	VF 6 SBPL	0	100	0	0	186.00	LF	32.00	32.00	100	2015	2015	3	90	5,357	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	90	270	
5	0911	SCRN RM A	0	100	0	0	271.00	SF	17.50	17.50	100	2020	2020	3	93	4,411	

LAND DESCRIPTION

TOTAL OB/XF 14,702

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 12/10/2020 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS