

LOT 123
IN OR 1993/1261
TIMBERLAKE PHASE 1 PBK 8/95

COX MYRA
95203 LEAFCREST CT
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0100-0123-0000



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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,278	100	2,278	233,023
FGR	560	55	308	31,506
FOP	24	30	7	716
FSP	120	40	48	4,910
TOTALS	2,982		2,641	270,155

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,371.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	100	0	0	75.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,641	117.0288	105.62	278,942	2015	2015	0	0	3.15	96.85
1 SINGLE FAM - 100% - 2016 Heated Area: 2278 HX Base Yr 2016											
95203 LEAFCREST CT, FERNANDINA BEACH											

TOTAL OB/XF											
9,328											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			270,155
TOTAL MARKET OB/XF VALUE			9,328
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			354,483
SOH/AGL Deduction			147,080
ASSESSED VALUE			207,403
TOTAL EXEMPTION VALUE			55,000
BASE TAXABLE VALUE			152,403
TOTAL JUST VALUE			354,483
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			306,917

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529953	NEW CONSTR	273,413	02/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1993/1261	7/23/2015	SW	Q	I	01	261,100	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: COX THOMAS & MYRA							
1958/0374	1/15/2015	SW	Q	V	05	643,000	
GRANTOR: JP TIMBER LAKES LLC							
GRANTEE: D R HORTON INC-JACK							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2015] W2 U2 L2 W6 D2 L2 W4 FSP=[YR=2015] N10 W12 S10 E12 \$ W30 S45 FGR=[YR=2015] S20 E28 N10 FOP=[YR=2015] E6 N4 W6 S4 \$ N10 W28 \$ E28 S6 E6 S7 E12 N58 \$.											