LOT 171
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

MOORE JEFFREY & PAULA
75110 LEAFMORE PLACE
YULEE, FL 32097

2024

10-2N-26-2010-0171-0000

BUILDING CHARACTERISTICS

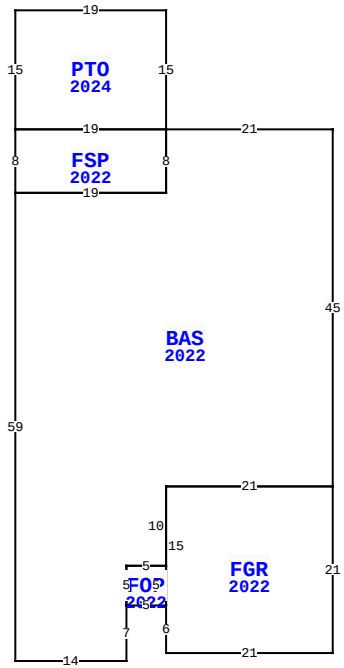
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,006	100	2,006	219,436
FGR	441	55	243	26,582
FOP	25	30	8	875
FSP	152	40	61	6,673
PTO	285	5	14	1,531
TOTALS	2,909		2,332	255,097

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,332	115.1500	109.39	255,097	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2006 HX Base Yr 2023



75110 LEAFMORE PL, YULEE

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		255,097
TOTAL MARKET OB/XF VALUE		11,218
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		331,315
SOH/AGL Deduction		3,316
ASSESSED VALUE		327,999
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		277,999
TOTAL JUST VALUE		331,315
NCON VALUE		6,518
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,117

SCRN ENCLSR 281 SF (18.8X15)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230014543	SCRN ENCLSR	9,020	11/13/2023
C2107156	CO ISSUED	0	08/22/2022
21007156	NEW CONSTR	291,045	08/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2588/0344	8/31/2022	SW	Q	I	01	347,300
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MOORE JEFFREY & PAU						
2447/1450	3/29/2021	SW	Q	V	05	5,404,800
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W21 S8 W19 S59 E14 N7 N5 E5 N10 E21 N45 $
FGR=[YR=2022;ORIG=-21,60] S6 E21 N21 W21 S15 $
FSP=[YR=2022;ORIG=-21,0] W19 S8 E19 N8 $
FOP=[YR=2022;ORIG=-26,60] E5 N5 W5 S5 $
PTO=[YR=2024;ORIG=-40,0] E19 N15 W19 S15 $
.

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	0855	CONC PAVER	0	100	0	0	623.00	SF	10.00	10.00	100	2022	2022	3	100	6,230	
2	0911	SCRN RM A	0	100	19	15	285.00	SF	17.50	17.50	100	2024	2023		100	4,988	

LAND DESCRIPTION

TOTAL OB/XF 11,218

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		PUD	64.00	135.00	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 PRINTED 08/06/2024 BY SYS