

LOT 172
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

VARGAS EMILY ROSE
75118 LEAFMORE PLACE
YULEE, FL 32097

2024

10-2N-26-2010-0172-0000



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		2.5 100
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	2,286	100	2,286	238,704
FGR	462	55	254	26,523
FOP	38	30	11	1,149
FSP	208	40	83	8,667
TOTALS	2,994		2,634	275,042

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q % COND
1	0855	CONC PAVER	0 100	0	0	728.00	SF	10.00	10.00	100	2022	2022	3 100

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	SFR	100		PUD	51.00	135.00	1.00	LT		1.00	1.00

REVIEW DATE 09/20/2022 BY KW

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,634	109.9200	104.42	275,042	2022	2022	0	0	0	0.00	100.00	
1 SINGLE FAM - 100% - 2023													
Heated Area: 2286													
HX Base Yr 2023													

The diagram is a floor plan of a single-family home. It includes the following rooms and dimensions:

- FSP 2022** (Front Porch): 13' x 16'
- BAS 2022** (Bathroom): 53' x 13'
- FGR 2022** (Front Room): 21' x 22'
- FOP 2022** (Front Office): 4' x 4'

Other dimensions shown include 27' for the top width, 58' for the left side, 19' for the bottom left side, and 21' for the bottom right side.

BLD DATE		IGL DATE	

75118 LEAFMORE PL, YULEE													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													

TOTAL OB/XF													
7,280													

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY												PAGE 1 of 1	
VALUATION BY												STANDARD	
Tax Group: 4												Tax Dist:	
BUILDING MARKET VALUE												275,042	
TOTAL MARKET OB/XF VALUE												7,280	
TOTAL LAND VALUE - MARKET												65,000	
TOTAL MARKET VALUE												347,322	
SOH/AGL Deduction												3,742	
ASSESSED VALUE												343,580	
TOTAL EXEMPTION VALUE												50,000	
BASE TAXABLE VALUE												293,580	
TOTAL JUST VALUE												347,322	
NCON VALUE												0	
INCOME VALUE													
PREVIOUS YEAR MKT VALUE												333,573	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2111912	CO ISSUED	0	08/22/2022
21011912	NEW CONSTR	329,670	09/07/2021

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2591/1991	8/24/2022	SW	Q	I	01	394,000			
GRANTOR: LENNAR HOMES LLC									
GRANTEE: VARGAS EMILY ROSE									
2447/1450	3/29/2021	SW	Q	V	05	5,404,800			
GRANTOR: THREE RIVERS DEVELOPE									
GRANTEE: LENNAR HOMES LLC									

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2022] W27 FSP=[YR=2022] W13 S16 E13 N16\$ S16 W13 S58 E3 S1 E6 N1 E3 FOP=[YR=2022] S4 E7 N4 FGR=[YR=2022] E21 N21 W22 S21 E1\$ W1 N2 W5 S2 W1\$ E1 N2 E5 N19 E22 N53\$.													

Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS