LOT 179
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

SMITH MICHAEL RAY & GRACE S
75109 LEAFMORE PLACE
YULEE, FL 32097

2024

10-2N-26-2010-0179-0000

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		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

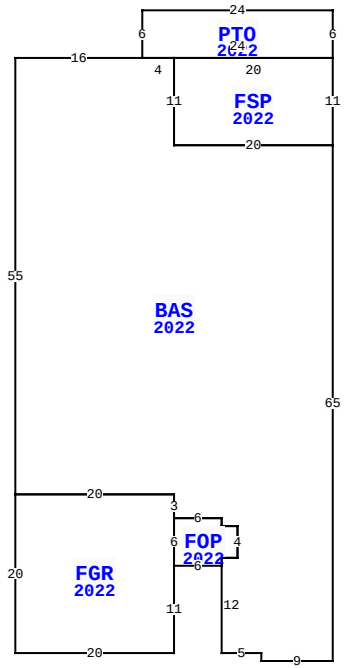
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,279	100	2,279	244,218
FGR	400	55	220	23,575
FOP	44	30	13	1,393
FSP	220	40	88	9,430
PTO	144	5	7	750
TOTALS	3,087		2,607	279,366

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,607	112.8000	107.16	279,366	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2279 HX Base Yr 2023



75109 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		279,366
TOTAL MARKET OB/XF VALUE		6,530
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		350,896
SOH/AGL Deduction		85,562
ASSESSED VALUE		265,334
TOTAL EXEMPTION VALUE	VX HX HB	55,000
BASE TAXABLE VALUE		210,334
TOTAL JUST VALUE		350,896
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2107138	CO ISSUED	0	06/16/2022
21007138	NEW CONSTR	324,106	08/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2576/1876	6/22/2022	SW	Q	I	01	390,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: SMITH MICHAEL RAY &						
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=-24,6] W16 S55 E20 S3 E6 S1 E2 S4 W2 S12 E5 S1 E9 N65 W20 N11 W4 $
FGR=[YR=2022;ORIG=-40,61] S20 E20 N11 N6 N3 W20 $
FSP=[YR=2022;ORIG=0,17] N11 W20 S11 E20 $
PTO=[YR=2022;ORIG=0,0] W24 S6 E24 N6 $
FOP=[YR=2022;ORIG=-20,70] E6 N1 E2 N4 W2 N1 W6 S6 $
.

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	653.00	SF	10.00	10.00	100	2022	2022	3	100	6,530	

LAND DESCRIPTION

TOTAL OB/XF 6,530

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	000135	C	SFR CNSVTN	100		PUD	52.00	132.00	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