



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

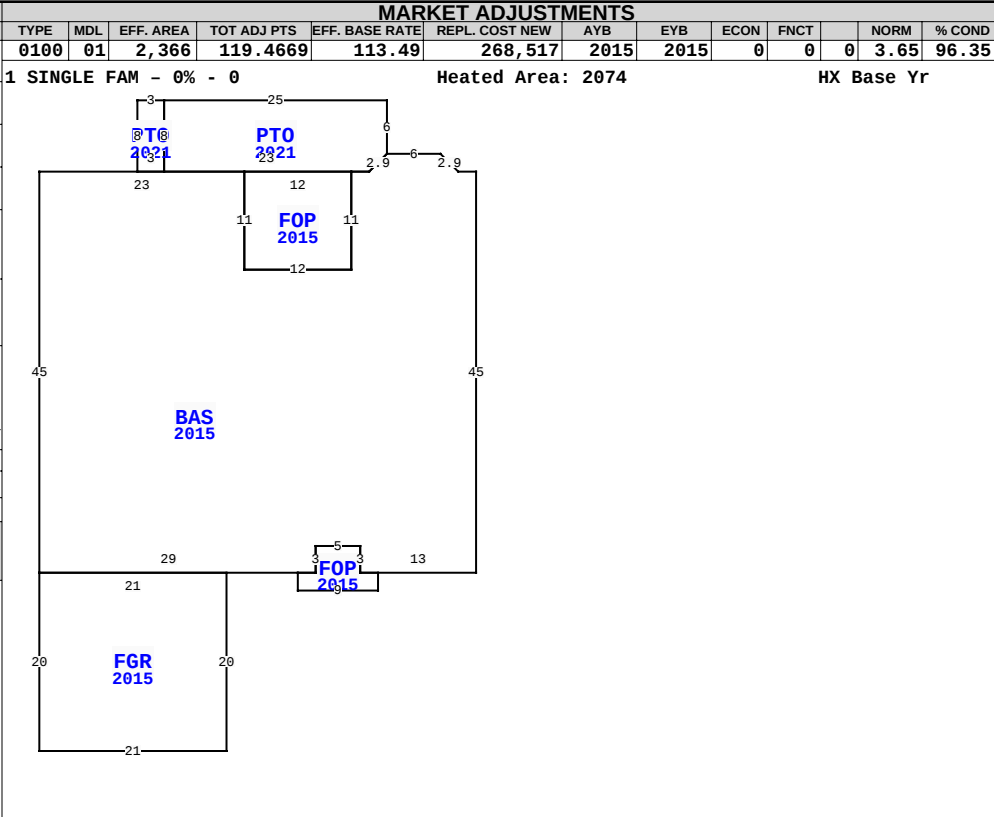
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4144.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,074	100	2,074	226,787
FGR	420	55	231	25,259
FOP	33	30	10	1,094
FOP	132	30	40	4,374
PTO	24	5	1	109
PTO	198	5	10	1,094

TOTALS	2,881		2,366	258,716
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	544.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	0	0	108.00	SF	6.50	6.50	
3	0476	VF 6 SBPL	0	0	0	0	75.00	LF	32.00	32.00	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	
5	0911	SCRN RM A	0	0	25	8	200.00	SF	17.50	17.50	

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	0		PUD	0.00	0.00	1.00	LT	



TOTAL OB/XF											
95209 LEAFCREST CT, FERNANDINA BEACH											

TOTAL OB/XF											
9,684											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										258,716	
TOTAL MARKET OB/XF VALUE										9,684	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										343,400	
SOH/AGL Deduction										46,909	
ASSESSED VALUE										296,491	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										296,491	
TOTAL JUST VALUE										343,400	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										331,960	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2008032	SCRN ENCLSR	4,926	10/01/2020
B1529950	NEW CONSTR	253,670	02/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2382/1926	8/10/2020	WD	Q	I	01	269,900	
GRANTOR: BONNER MICHAEL & LISA							
GRANTEE: BURDG THOMAS & KATH							
2268/0949	4/11/2019	WD	Q	I	01	260,000	
GRANTOR: NEWCOMB GEORGE T JR &							
GRANTEE: BONNER MICHAEL & LI							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2015] W2 U2 L2 W6 PTO=[YR=2021] N6 W25											
PTO=[YR=2021] W3 S8 E3 N8\$ S8 E23 U2 R2 \$ D2 L2 W2											
FOP=[YR=2015] W12 S11 E12 N11 \$ S11 W12 N11 W23 S45											
FGR=[YR=2015] S20 E21 N20 W21 \$ E29 FOP=[YR=2015] S2 E9 N2											
W2 N3 W5 S3 W2 \$ E2 N3 E5 S3 E13 N45\$.											