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

COX MYRA
95203 LEAFCREST CT
FERNANDINA BEACH, FL 32034

2024

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

BUILDING CHARACTERISTICS

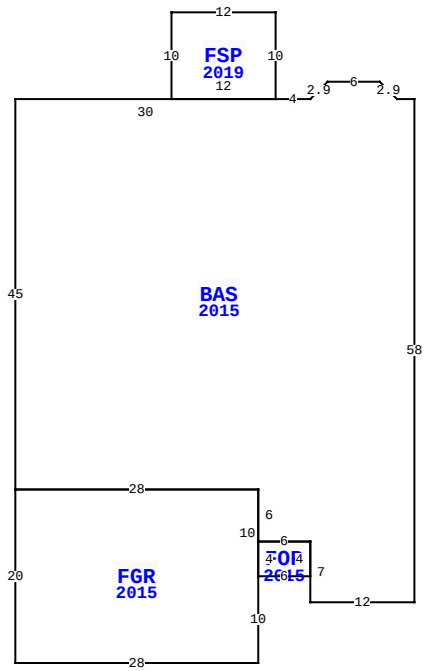
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	244,024
FGR	560	55	308	32,993
FOP	24	30	7	750
FSP	120	40	48	5,142
TOTALS	2,982		2,641	282,909

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	111.18	293,626	2015	2015	0	0	0	3.65	96.35

1 SINGLE FAM – 100% - 2016 Heated Area: 2278 HX Base Yr 2016



95203 LEAFCREST CT, FERNANDINA BEACH

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		282,909
TOTAL MARKET OB/XF VALUE		9,203
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		367,112
SOH/AGL Deduction		153,487
ASSESSED VALUE		213,625
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		158,625
TOTAL JUST VALUE		367,112
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,483

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240006872	NEW INGROUND SWIM	70,750	06/10/2024
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=2019] 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 $.

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	0811	CONCRETE B	0	100	0	0	1,371.00	SF	5.20	5.20	100	2015	2015	3	95	6,773	
2	0476	VF 6 SBPL	0	100	0	0	75.00	LF	32.00	32.00	100	2016	2016	3	90	2,160	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	90	270	

LAND DESCRIPTION

TOTAL OB/XF 9,203

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 07/31/2020 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS