

LEAPTROT JENNIFER G & MARK DENNIS
87086 Kipling Drive
Yulee, FL 32097

37-3N-27-0134-0037-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

16WD FR STUC 50

17CB STUCCO 50

03GABLE/HIP 100

03COMP SHNGL 100

05DRYWALL 100

14CARPET 70

08SHT VINYL 30

03CENTRAL 100

04AIR DUCTED 100

02WOOD FRAME 100

00NONE 100

03Quality Level 03

0100SINGLE FAMILY

04

4055.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS1,3401001,340114,125

FGR4205523119,673

FOP18305425

FSP3004012010,221

FUS1,6941001,694144,275

TOTALS3,7723,390288,720

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

OB/XF MKT VALUE

NOTES

10811CONCRETE B01000760.00SF5.205.20100200620063873,438

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1000100CSFR1000003PUD0.000.001.00LT1.001.001.0045,000.0045,000.0045,000

REVIEW DATE

05/12/2019

BY

KBA

Total Acres:

0.00

Total Land Value:

45,000

Market:

0

Agricultural:

0

Common:

45,000

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MARKET ADJUSTMENTS

TYPEMDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100013,39097.980093.08315,54120062006008.5091.50

1 SINGLE FAM - 100% - 2019

Heated Area: 3034

HX Base Yr 2019

FSP2006

BAS2006

FGR2006

FUS2006

BLD DATE

04/04/2023

NW

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

288,720

TOTAL MARKET OB/XF VALUE

3,438

TOTAL LAND VALUE - MARKET

45,000

TOTAL MARKET VALUE

337,158

SOH/AGL Deduction

118,281

ASSESSED VALUE

218,877

TOTAL EXEMPTION VALUE

50,000

BASE TAXABLE VALUE

168,877

TOTAL JUST VALUE

337,158

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

324,274

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B18100SCRN RM3,00010/31/2006

C0516291CO ISSUED009/29/2006

B0516291NEW CONSTR009/29/2006

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QU / I

V / I

RSN CD

SALE PRICE

2171/15561/19/2018WDQI01212,500

GRANTOR: DAVIS SEBRINA K

GRANTEE: LEAPTROT JENNIFER G

2159/092511/28/2017QCUII11100

GRANTOR: DAVIS TERRY W

GRANTEE: DAVIS SEBRINA L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W8 FSP=[YR=2006] N10 W30 S10 E30\$ W32 S23

FGR=[YR=2006] S21 E19 FOP=[YR=2006] S2 E9 N2 W9\$ E1 N21 W20\$

E20 S21 E20 N44\$ PTR=E15 FUS=[YR=2006] E40 S44 W14 N16 W3 S10

W3 S6 W20 N44\$ W15\$.