

LEON THOMAS M/LEIGHTLEY GABRIELLA G
86097 CAESARS AVE
YULEE, FL 32097

42-2N-27-4371-0010-0000

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	CARPET 60			
Interior Floo	14	CLAY TILE 40			
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	06	Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC	4071.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	1,588	100	1,588	187,736	
FGR	414	55	228	26,955	
FOP	26	30	8	946	
FOP	96	30	29	3,429	
TOTALS	2,124		1,853	219,064	
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	
1	0811	CONCRETE B	0 100	0 0 511.00 SF 5.20 5.20 100 2014 2014 3 95 2,524	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,853	129.8304	123.34	228,549	2014	2014	0	0	4.15	95.85
1 SINGLE FAM - 100% - 2021 Heated Area: 1588 HX Base Yr 2021											

Diagram showing building footprint (BAS) and other areas (FOP, FGR) with dimensions.

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		219,064	
TOTAL MARKET OB/XF VALUE		2,524	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		271,588	
SOH/AGL Deduction		62,948	
ASSESSED VALUE		208,640	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		158,640	
TOTAL JUST VALUE		271,588	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		252,628	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B142873	C0 ISSUED	0	09/15/2014
B1428773	NEW CONSTR	197,403	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2353/0328	3/27/2020	WD Q	I	02		228,000
GRANTOR: BATTE BRADLEY M & HEI						
GRANTEE: LEON THOMAS M & GAB						
1961/1234	1/23/2015	WD Q	I	01		171,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BATTE BRADLEY M & H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W17 FOP=[YR=2014] N8 W12 S8 E12 \$ W28 S38 E12
FOP=[YR=2014] S3 E6 N3 W1 N2 W4 S2 W1 \$ E1 N2 E4 S2 E8
FGR=[YR=2014] S15 E20 N21 W19 S6 W1 \$ E1 N6 E19 N32 \$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	50,000.00	50,000.00	50,000							

REVIEW DATE 11/18/2019 BY TWA

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

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