LOT 173
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

BLAKE ADAM GENE & SHEILA RAHIM
75124 LEAFMORE PLACE
YULEE, FL 32097

2025

10-2N-26-2010-0173-0000

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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

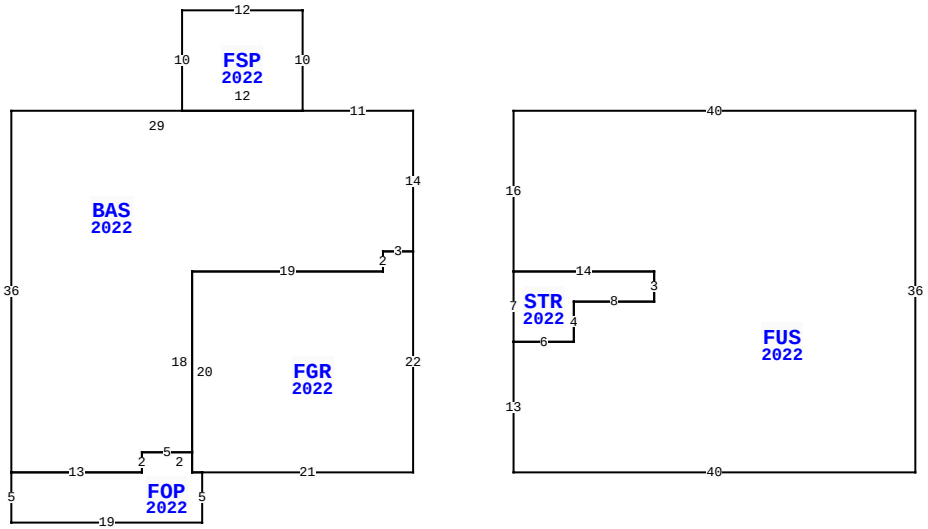
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	984	100	2022	984	111,723
FGR	446	55	2022	245	27,817
FOP	105	30	2022	32	3,634
FSP	120	40	2022	48	5,450
FUS	1,374	100	2022	1,374	156,003
STR	66	10	2022	7	795
TOTALS	3,095			2,690	305,421

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,690	114.1056	114.11	306,956	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2358 HX Base Yr 2023



75124 LEAFMORE PL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		305,421
TOTAL MARKET OB/XF VALUE		5,891
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		376,312
SOH/AGL Deduction		21,483
ASSESSED VALUE		354,829
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		304,107
TOTAL JUST VALUE		376,312
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,666

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2107178	CO ISSUED	0	10/26/2022
2107178	NEW CONSTR	3,363,922	08/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2598/1976	10/26/2022	SW	Q	I	01	383,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: BLAKE ADAM GENE & S						
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] W11 FSP=[YR=2022] N10 W12 S10 E12$ W29 S36
FOP=[YR=2022] S5 E19 N5 FGR=[YR=2022] E21 N22 W3 S2 W19 S20
E1$ W1 N2 W5 S2 W13$ E13 N2 E5 N18 E19 N2 E3 N14$ PTR= E10
FUS=[YR=2022] E40 S36 W40 N13 STR=[YR=2022] N7 E14 S3 W8 S4
W6$ E6 N4 E8 N3 W14 N16$ W10$.

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	595.00	SF	10.00	10.00	100	2022	2022	3	99	5,891	

LAND DESCRIPTION

TOTAL OB/XF 5,891

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	RES NATURAL	100		PUD	52.00	124.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 10/26/2022 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS