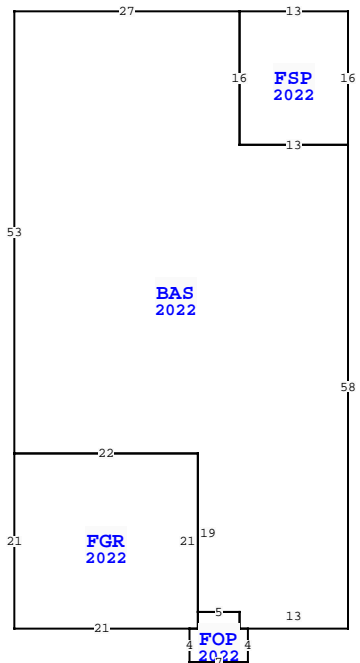


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,628	115.4160	115.42	303,324	2022	2022	0	0	0.50	99.50	
1 SINGLE FAM - 100% - 2023 Heated Area: 2280 HX Base Yr 2023												



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	2,280	100	2022	2,280	261,842
FGR	462	55	2022	254	29,170
FOP	38	30	2022	11	1,264
FSP	208	40	2022	83	9,532
TOTALS	2,988			2,628	301,807

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	0855	CONC PAVER	0	100	0	1,004.00	SF	10.00	10.00	100	2022	2022	3	99	9,940	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
75136 LEAFMORE PL, YULEE			

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE			301,807	
TOTAL MARKET OB/XF VALUE			9,940	
TOTAL LAND VALUE - MARKET			65,000	
TOTAL MARKET VALUE			376,747	
SOH/AGL Deduction			20,909	
ASSESSED VALUE			355,838	
TOTAL EXEMPTION VALUE	HX HB VX		55,722	
BASE TAXABLE VALUE			300,116	
TOTAL JUST VALUE			376,747	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			349,456	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2107338	CO ISSUED	0	07/20/2022
21007338	NEW CONSTR	328,756	08/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2580/0428	7/22/2022	SW	Q	I	01	368,300

GRANTOR: LENNAR HOMES LLC  
 GRANTEE: MCLAWHORN MICHAEL T  
 2447/1450 3/29/2021 SW Q V 05 5,404,800  
 GRANTOR: THREE RIVERS DEVELOPE  
 GRANTEE: LENNAR HOMES LLC

BUILDING NOTES

BUILDING DIMENSIONS
FSP=[YR=2022] W13 BAS=[YR=2022] W27 S53 FGR=[YR=2022] S21 E21 FOP=[YR=2022] S4 E7 N4 W1 N2 W5 S2 W1\$ E1 N21 W22\$ E22 S19 E5 S2 E13 N58 W13 N16\$ S16 E13 N16\$.

LAND DESCRIPTION													TOTAL OB/XF												
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	
1	000134	C	RES POND	100		PUD	85.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								