LOT 177
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

GORRELL MICHAEL DAVID
75125 LEAFMORE PL
YULEE, FL 32097

**2025**

**10-2N-26-2010-0177-0000**

## 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 | 11 | CLAY TILE 50 |
| Interior Floo | 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 |
| Quality | 04 | Quality Level 04 |

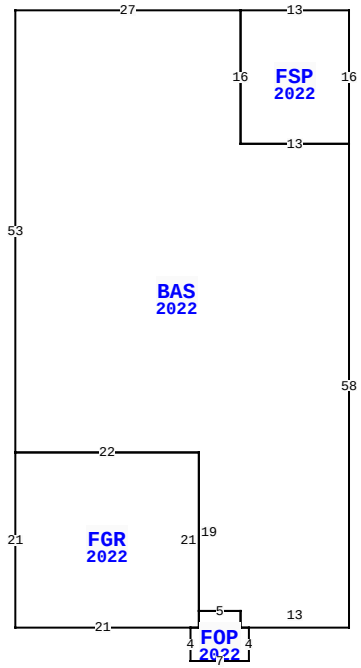
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

| 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 |

## 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 | 0.50 | 99.50 |

1 SINGLE FAM – 100% - 2024 Heated Area: 2280 HX Base Yr 2024




75125 LEAFMORE PL, YULEE

| | | | |
|---|---|---|---|
| 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 | | 301,807 |
| TOTAL MARKET OB/XF VALUE | | 6,524 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 373,331 |
| SOH/AGL Deduction | | 17,291 |
| ASSESSED VALUE | | 356,040 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 305,318 |
| TOTAL JUST VALUE | | 373,331 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 346,006 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21007352 | CO ISSUED | 0 | 09/26/2022 |
| 21007352 | NEW CONSTR | 328,756 | 08/01/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2595/0591 | 10/07/2022 | SW | Q | I | 01 | 397,300 |
| GRANTOR: LENNAR HOMES LLC | | | | | | |
| GRANTEE: GORRELL MICHAEL DAV | | | | | | |
| 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$.

## 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 | 659.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 99 | 6,524 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,524

| 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 | 62.00 | 123.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 65,000.00 | 65,000.00 | 65,000 | | | | | | | |

REVIEW DATE 09/20/2022 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS