LOT 179
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

SMITH MICHAEL RAY & GRACE S
75109 LEAFMORE PLACE
YULEE, FL 32097

2025

10-2N-26-2010-0179-0000

BUILDING CHARACTERISTICS

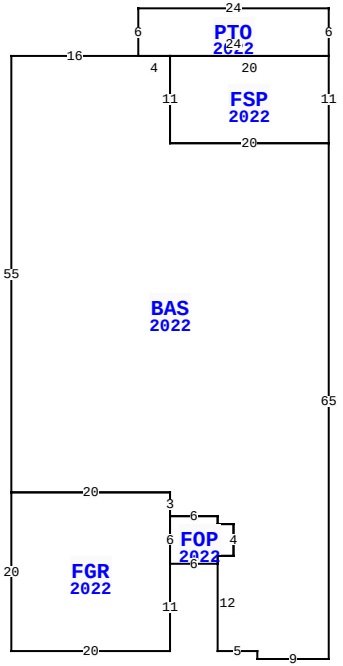
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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	2,279	100	2022	2,279	268,575
FGR	400	55	2022	220	25,927
FOP	44	30	2022	13	1,532
FSP	220	40	2022	88	10,371
PTO	144	5	2022	7	825
TOTALS	3,087			2,607	307,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,607	118.4400	118.44	308,773	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2279 HX Base Yr 2023



75109 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	307,229
TOTAL MARKET OB/XF VALUE	6,465
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	378,694
SOH/AGL Deduction	105,665
ASSESSED VALUE	273,029
TOTAL EXEMPTION VALUE	VX HX HB 55,722
BASE TAXABLE VALUE	217,307
TOTAL JUST VALUE	378,694
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	350,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2107138	CO ISSUED	0	06/16/2022
21007138	NEW CONSTR	324,106	08/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2576/1876	6/22/2022	SW	Q	I	01	390,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: SMITH MICHAEL RAY &						
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;ORIG=-24,6] W16 S55 E20 S3 E6 S1 E2 S4 W2 S12 E5 S1 E9 N65 W20 N11 W4 $
FGR=[YR=2022;ORIG=-40,61] S20 E20 N11 N6 N3 W20 $
FSP=[YR=2022;ORIG=0,17] N11 W20 S11 E20 $
PTO=[YR=2022;ORIG=0,0] W24 S6 E24 N6 $
FOP=[YR=2022;ORIG=-20,70] E6 N1 E2 N4 W2 N1 W6 S6 $
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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	653.00	SF	10.00	10.00	100	2022	2022	3	99	6,465	

LAND DESCRIPTION

TOTAL OB/XF 6,465

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	132.00	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