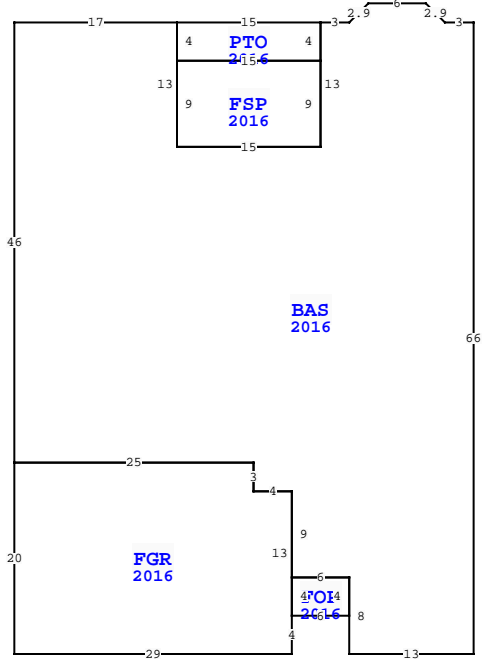


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4144.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,373	100	2016
FGR	568	55	2016
FOP	24	30	2016
FSP	135	40	2016
PTO	60	5	2016
TOTALS	3,160		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2021								
				Heated Area: 2373			HX Base Yr 2021				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			296,226
TOTAL MARKET OB/XF VALUE			10,752
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			391,978
SOH/AGL Deduction			110,577
ASSESSED VALUE			281,401
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			230,679
TOTAL JUST VALUE			391,978
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			382,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1706556	PERGOLA	4,250	03/01/2017
B1531351	CO ISSUED	0	04/04/2016
B1531351	NEW CONSTR	294,466	10/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2408/0398	11/06/2020	QC	U	I	11	100
GRANTOR: WOOD MARIE A & LINDA						
GRANTEE: WOOD ANN & LINDA L						
2294/1505	7/30/2019	WD	Q	I	02	289,900
GRANTOR: WEAVER ROBERT T IV &						
GRANTEE: WOOD MARIE A & LIND						

EXTRA FEATURES															BLD DATE	LGL DATE	XF DATE	LAND DATE	AG DATE
95204 LEAFCREST CT, FERNANDINA BEACH															04/23/2025	MLU			
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	998.00	SF	5.20	5.20	100	2016	2016	3	95	4,930			
2	0810	CONCRETE A	0	100	0	0	32.00	SF	6.50	6.50	100	2016	2016	3	95	198			
3	0855	CONC PAVER	0	100	0	0	350.00	SF	10.00	10.00	100	2016	2016	3	95	3,325			
4	1076	TRELLIS A	0	100	10	10	100.00	SF	7.50	7.50	100	2017	2017	3	81	608			
5	0476	VF 6 SBPL	0	100	0	0	50.00	LF	32.00	32.00	100	2016	2016	3	89	1,424			
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267			

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2016] W3 U2 L2 W6 D2 L2 W3 PTO=[YR=2016] W15 S4 FSP=[YR=2016] S9 E15 N9 W15\$ E15 N4\$ S13 W15 N13 W17 S46 FGR=[YR=2016] S20 E29 N4 FOP=[YR=2016] E6 N4 W6 S4\$ N13 W4 N3 W25\$ E25 S3 E4 S9 E6 S8 E13 N66\$.

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							