

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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		2 100
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
BAS	1,827	100
FGR	396	55
FOP	49	30
FSP	120	40
FST	12	55
TOTALS	2,404	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 0		239,397	2016	2016	0	0	3.65	96.35
Heated Area: 1827 HX Base Yr											
BLD DATE		LGL DATE									
XF DATE		LAND DATE	04/23/2025	MLU							
INC DATE		AG DATE									

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE		230,659
TOTAL MARKET OB/XF VALUE		4,866
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		320,525
SOH/AGL Deduction		0
ASSESSED VALUE		320,525
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		320,525
TOTAL JUST VALUE		320,525
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,201

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631664	CO ISSUED	0	06/08/2016
1631664	NEW CONSTR	223,276	01/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2465/0222	5/26/2021	WD Q	Q	I	02	311,000
GRANTOR: DUTY WILLIAM L & GLEN						
GRANTEE: 95210 LEAFCREST CT						
2051/1085	6/08/2016	WD Q	Q	I	02	221,300
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DUTY WILLIAM L & GL						

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	0811	CONCRETE B	0	0	0	0	520.00	SF	5.20	5.20	100	2016	2016	3	95	2,569	
2	0810	CONCRETE A	0	0	0	0	52.00	SF	6.50	6.50	100	2016	2016	3	95	321	
3	0476	VF 6 SBPL	0	0	0	0	60.00	LF	32.00	32.00	100	2016	2016	3	89	1,709	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	

BUILDING NOTES	
95210 LEAFCREST CT, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=2016] W27 FSP=[YR=2016] N10 W12 S10 E12\$ W12 S42 FGR=[YR=2016] S19 E20 N5 FOP=[YR=2016] E7 N7 W7 S7\$ N13 FST=[YR=2016] N3 W4 S3 E4\$ W4 N3 W10 S2 W6\$ E6 N2 E14 S9 E7 S7 E12 N56\$.	

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							