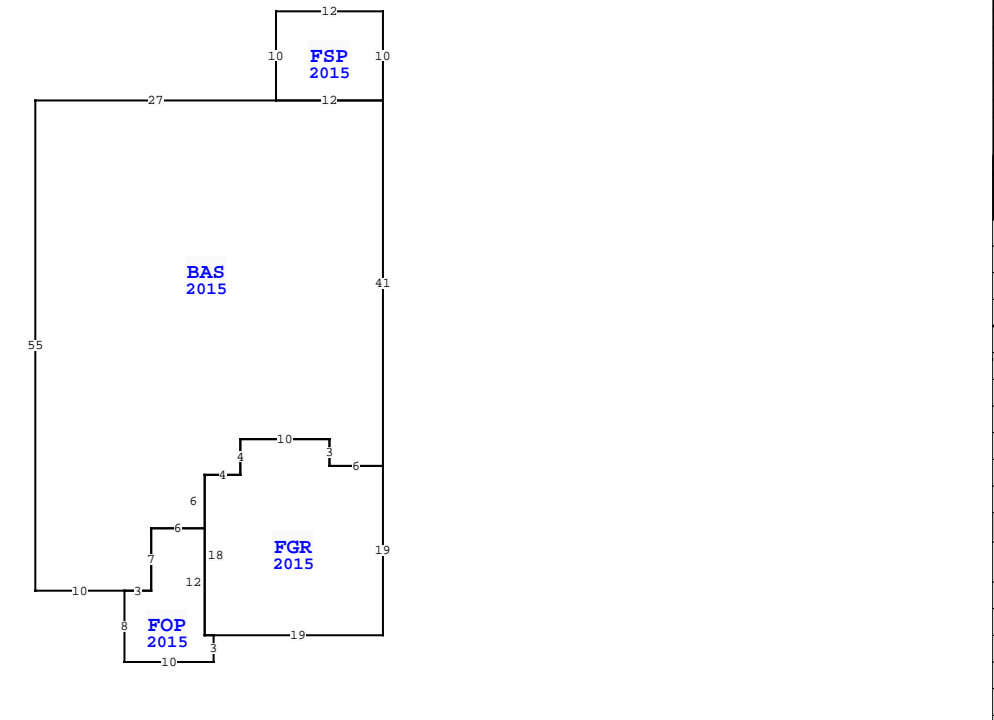




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			227,576
TOTAL MARKET OB/XF VALUE			9,697
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			322,273
SOH/AGL Deduction			95,275
ASSESSED VALUE			226,998
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			176,276
TOTAL JUST VALUE			322,273
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			313,011

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	1,797	100
FGR	406	55
FOP	117	30
FSP	120	40
TOTALS	2,440	

95218 LEAFCREST CT, FERNANDINA BEACH	BLD DATE	LGL DATE	04/23/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529947	NEW CONSTR	222,147	02/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2263/0355	3/20/2019	WD Q	Q	I	02	245,000
GRANTOR: NATIONAL RESIDENTIAL						
GRANTEE: POMPILLI ROBERT J &						
2263/0352	3/20/2019	WD U	U	I	37	245,000
GRANTOR: HUSKA ISSAC & LISA						
GRANTEE: NATIONAL RESIDENTIA						

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	100 0	552.00	SF	5.20	5.20	100	2015	2015	3	95	2,727	
2	0476	VF 6 SBPL	0	100 0	180.00	LF	32.00	32.00	100	2015	2015	3	87	5,011	
3	0470	VNYL GATE	0	100 0	1.00	UT	300.00	300.00	100	2015	2015	3	87	261	
4	0810	CONCRETE A	0	100 0	275.00	SF	6.50	6.50	100	2016	2016	3	95	1,698	

BUILDING NOTES			

BUILDING DIMENSIONS			
FSP=[YR=2015] W12 S10 BAS=[YR=2015] W27 S55 E10			
FOP=[YR=2015] S8 E10 N3 FGR=[YR=2015] E19 N19 W6 N3 W10 S4			
W4 S18 E1 \$ W1 N12 W6 S7 W3 \$ E3 N7 E6 N6 E4 N4 E10 S3 E6 N41			
W12 \$ E12 N10 \$.			

LAND DESCRIPTION																								
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							