LOT 122
TIMBERLAKE PHASE 1 PBK 8/95

BURDG THOMAS & KATHARINE
95209 LEAFCREST CT
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0100-0122-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

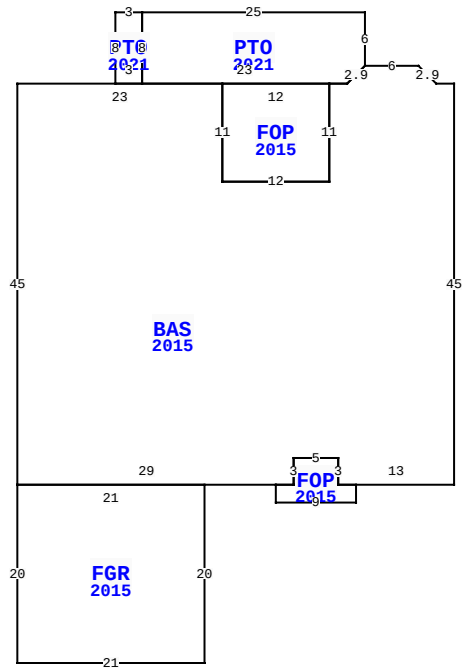
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,074	100	2015	2,074	226,187
FGR	420	55	2015	231	25,192
FOP	33	30	2015	10	1,091
FOP	132	30	2015	40	4,362
PTO	24	5	2021	1	109
PTO	198	5	2021	10	1,091
TOTALS	2,881			2,366	258,031

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,366	113.7780	113.78	269,203	2015	2015	0	0	0	4.15	95.85

1 SINGLE FAM - 0% - 0 Heated Area: 2074 HX Base Yr



95209 LEAFCREST CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	258,031
TOTAL MARKET OB/XF VALUE	9,525
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	352,556
SOH/AGL Deduction	26,416
ASSESSED VALUE	326,140
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	326,140
TOTAL JUST VALUE	352,556
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	343,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2008032	SCRN ENCLSR	4,926	10/01/2020
B1529950	NEW CONSTR	253,670	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2382/1926	8/10/2020	WD	Q	I	01	269,900
GRANTOR: BONNER MICHAEL & LISA						
GRANTEE: BURDG THOMAS & KATH						
2268/0949	4/11/2019	WD	Q	I	01	260,000
GRANTOR: NEWCOMB GEORGE T JR &						
GRANTEE: BONNER MICHAEL & LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W2 U2 L2 W6 PTO=[YR=2021] N6 W25
PTO=[YR=2021] W3 S8 E3 N8$ S8 E23 U2 R2 $ D2 L2 W2
FOP=[YR=2015] W12 S11 E12 N11 $ S11 W12 N11 W23 S45
FGR=[YR=2015] S20 E21 N20 W21 $ E29 FOP=[YR=2015] S2 E9 N2
W2 N3 W5 S3 W2 $ E2 N3 E5 S3 E13 N45$.

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	0810	CONCRETE A	0	0	0	0	544.00	SF	6.50	6.50	100	2015	2015	3	95	3,359	
2	0810	CONCRETE A	0	0	0	0	108.00	SF	6.50	6.50	100	2015	2015	3	95	667	
3	0476	VF 6 SBPL	0	0	0	0	75.00	LF	32.00	32.00	100	2015	2015	3	87	2,088	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	87	261	
5	0911	SCRN RM A	0	0	25	8	200.00	SF	17.50	17.50	100	2021	2021	3	90	3,150	

LAND DESCRIPTION

TOTAL OB/XF 9,525

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	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							

REVIEW DATE 08/09/2021 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS