LOT 117
TIMBERLAKE PHASE 1 PBK 8/95

WOOD ANN &/GREENMAN LINDA L
95204 LEAFCREST CT
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0100-0117-0000

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 50
Interior Floo	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

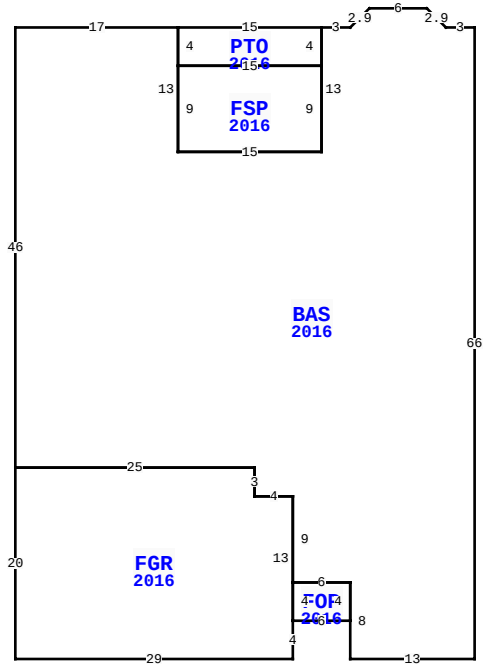
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4144.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,373	100	2016	2,373	267,097
FGR	568	55	2016	312	35,118
FOP	24	30	2016	7	788
FSP	135	40	2016	54	6,078
PTO	60	5	2016	3	337
TOTALS	3,160			2,749	309,418

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,749	111.8400	117.43	322,815	2016	2016	0	0	0	4.15	95.85

1 SINGLE FAM 100% - 2021 Heated Area: 2373 HX Base Yr 2021



95204 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		309,418
TOTAL MARKET OB/XF VALUE		713
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		395,131
SOH/AGL Deduction		106,132
ASSESSED VALUE		288,999
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		237,588
TOTAL JUST VALUE		395,131
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		391,978

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						

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$.

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
4	1076	TRELLIS A	0	100	10	10	100.00	SF	7.50	7.50	100	2017	2017	3	95	713	

LAND DESCRIPTION

TOTAL OB/XF 713

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS