LOT 118
TIMBERLAKE PHASE 1 PBK 8/95

PALMER RUSSELL & TAYLOR
95210 LEAFCREST CT
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0100-0118-0000

BUILDING CHARACTERISTICS

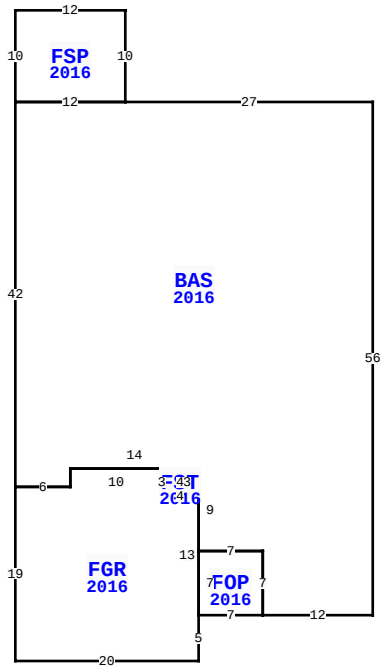
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	1,827	100	2016	1,827	208,128
FGR	396	55	2016	218	24,834
FOP	49	30	2016	15	1,709
FSP	120	40	2016	48	5,468
FST	12	55	2016	7	797
TOTALS	2,404			2,115	240,936

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,115	113.1900	118.85	251,368	2016	2016	0	0	0	4.15	95.85

1 SINGLE FAM 0% - 0 Heated Area: 1827 HX Base Yr



95210 LEAFCREST CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	240,936
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	325,936
SOH/AGL Deduction	0
ASSESSED VALUE	325,936
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	325,936
TOTAL JUST VALUE	325,936
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	320,525

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 U	V I	RSN CD	SALE PRICE
2844/1516	2/02/2026	WD	Q	I	01	369,000
GRANTOR: 95210 LEAFCREST CT LL						
GRANTEE: PALMER RUSSELL & TA						
2465/0222	5/26/2021	WD	Q	I	02	311,000
GRANTOR: DUTY WILLIAM L & GLEN						
GRANTEE: 95210 LEAFCREST CT						

BUILDING NOTES

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$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 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