LOT 123
IN OR 1993/1261
TIMBERLAKE PHASE 1 PBK 8/95

COX MYRA
95203 LEAFCREST CT
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0100-0123-0000

BUILDING CHARACTERISTICS

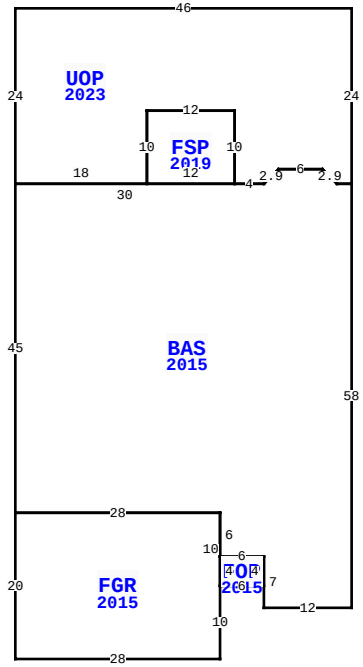
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,278	100	2015	2,278	254,197
FGR	560	55	2015	308	34,369
FOP	24	30	2015	7	781
FSP	120	40	2019	48	5,356
UOP	968	20	2023	194	21,648
TOTALS	3,950			2,835	316,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,835	111.4560	117.03	331,780	2015	2015	0	0	0	4.65	95.35

1 SINGLE FAM 100% - 2016 Heated Area: 2278 HX Base Yr 2016



95203 LEAFCREST CT, FERNANDINA BEACH

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

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
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		316,352
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		451,352
SOH/AGL Deduction		184,471
ASSESSED VALUE		266,881
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		210,470
TOTAL JUST VALUE		451,352
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		416,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240006872	NEW INGROUND SWIM	70,750	06/10/2024
B1529953	NEW CONSTR	273,413	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1993/1261	7/23/2015	SW	Q	I	01	261,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: COX THOMAS & MYRA						
1958/0374	1/15/2015	SW	Q	V	05	643,000
GRANTOR: JP TIMBER LAKES LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015;ORIG=0,0] W2 U2L2 W6 D2L2 W4 W30 S45 E28 S6 E6 S7 E12 N58 $
UOP=[YR=2023;ORIG=-46,0] E18 N10 E12 S10 E4 U2R2 E6 D2R2 E2 N24 W46 S24 $
FGR=[YR=2015;ORIG=-46,45] S20 E28 N10 N10 W28 $
FSP=[YR=2019;ORIG=-16,0] N10 W12 S10 E12 $
FOP=[YR=2015;ORIG=-18,55] E6 N4 W6 S4 $
.

LAND DESCRIPTION

TOTAL OB/XF 50,000

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 02/20/2025 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS