

LEIGHTON-FRANKS SONYA
P O BOX 74
YULEE, FL 32041

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall	05	AVERAGE 100				0800	02	1,560	120.4000	108.36	169,042	2005	2005	0	0		0	48.00	52.00	VALUATION BY					STANDARD						
Roof Structur	03	GABLE/HIP 100				1 M/H 94+				100% - 2006				Heated Area: 1560				HX Base Yr 2006				Tax Group: 4					Tax Dist:				
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE					87,902						
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE					0						
Interior Floo	14	CARPET 70																		TOTAL LAND VALUE - MARKET					90,000						
Interior Floo	15	HARDTILE 30																		TOTAL MARKET VALUE					177,902						
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction					93,296						
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE					84,606						
Bedrooms		4 100																		TOTAL EXEMPTION VALUE					HX HB WX		56,411				
Bathrooms		2 100																		BASE TAXABLE VALUE					28,195						
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE					177,902						
Stories		1. 100																		NCON VALUE					0						
Units		0 100																		INCOME VALUE											
																				PREVIOUS YEAR MKT VALUE					166,910						