



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	11	CLAY TILE 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
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,332	100	1,332	145,136
BAS	132	100	132	14,383
FOP	42	30	13	1,417
FSP	180	40	72	7,846
TOTALS	1,686		1,549	168,781

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
4	0811	CONCRETE B	0 100	0	0	700.00	SF	5.20	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,549	136.4199	123.12	190,713	1986	1998	0	0	0 11.50	88.50
1 SINGLE FAM - 100% - 2021 Heated Area: 1464 HX Base Yr 2021											

5437 LEONARD ST, FERNANDINA BEACH					XF DATE INC DATE					LAND DATE AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660		
700.00	SF	5.20	5.20	100	2020	2020	3	99	3,604		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		168,781	
TOTAL MARKET OB/XF VALUE		6,264	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		375,045	
SOH/AGL Deduction		224,042	
ASSESSED VALUE		151,003	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		101,003	
TOTAL JUST VALUE		375,045	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		297,216	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003927	REMODEL	21,552	05/11/2020
4472	H/AC	500	01/14/1993
6456	REMODEL	36,000	10/23/1992
3372	N/A	1,800	04/21/1986
3270	N/A	29,700	03/30/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2315/0817	10/25/2019	WD	Q	I	02	132,000
GRANTOR: SMITH KEVIN B & CHERY						
GRANTEE: STEVENSON PAUL B						
1318/0926	5/19/2005	PR	U	I	24	100
GRANTOR: SMITH CHARLES T ESTAT						
GRANTEE: SMITH KEVIN B & CHE						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W11 S4BAS=[YR=1993] W24 S46 E16 N4 FOP=[YR=2020] E7 FSP=[YR=2020] S9 E12 N15 W12 S6 \$ N6 W7 S6 \$ N6 E19N28 W11 N8 \$ S8 E11 N12\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0007	RS-2	50.00	100.00	50.00
TOTAL OB/XF 6,264									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000		