

LOT 2
IN OR 471 PG 266
ESMT IN OR 486/453

GLENN THOMAS W & PATRICIA B
5213 LEEWARD COVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0360-0002-0000



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	PAGE 1 of 2 8													
Exterior Wall	12	CEDAR 100	0500	11	4,994	126.0072	179.56	896,723	1986	1996	0	0	0	13.00	87.00	VALUATION SUMMARY												
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 1988													Heated Area: 4142												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1988												
Interior Wall	05	DRYWALL 100																										
Interior Floo	14	CARPET 100																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		4 100																										
Bathrooms		4.5 100																										
Frame	02	WOOD FRAME 100																										
Stories	2.	2. 100																										
Units		0 100																										
BUD8 Adjustme	05	DIST 1A 100																										
Quality			04	Quality Level 04																								
DOR CODE			0100	SINGLE FAMILY																								
MAP NUM				MKT AREA												03												
NEIGHBORHOOD/LOC			3035.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,633	100	1,633	255,102																								
FGR	506	55	278	43,429																								
FOP	8	30	2	312																								
FOP	40	30	12	1,875																								
FOP	134	30	40	6,248																								
FOP	177	30	53	8,280																								
FOP	518	30	155	24,214																								
FSP	416	40	166	25,932																								
FST	64	55	35	5,468																								
FST	180	55	99	15,465																								
TOTALS	6,245		4,994	780,149																								
EXTRA FEATURES					5213 LEEWARD COVE DR, FERNANDINA BEACH																							
L N	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											
1	0810	CONCRETE A	0	100	0	0	241.00	SF	6.50	6.50	100	1986	1986	3	52	815												
2	0810	CONCRETE A	0	100	0	0	2,042.00	SF	6.50	6.50	100	1986	1986	3	52	6,902												
3	0861	POOL GUNIT	0	100	0	0	577.00	SF	85.00	85.00	100	1986	1986	3	20	9,809												
4	1242	WD DECK A	0	100	0	0	834.00	SF	10.00	10.00	100	2000	2000	3	20	1,668												
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170												
6	0825	BRICK	0	100	0	0	305.00	SF	12.50	12.50	100	1986	1986	3	83	3,164												
7	0845	KOOL DECK	0	100	0	0	919.00	SF	7.25	7.25	100	1986	1986	3	52	3,465												
8	1076	TRELLIS A	0	100	12	6	72.00	SF	7.50	7.50	100	1986	1986	3	20	108												
9	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	1999	1999	3	52	156												
10	1128	BRICK 12"	0	100	0	0	24.00	SF	14.00	14.00	100	1999	1999	3	94	316												
LAND DESCRIPTION					TOTAL OB/XF 28,573																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	000116	C	SFR MARSH	100		RS-1	107.00	285.00	100.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	750,000											
REVIEW DATE 07/29/2019 BY DJA Total Acres: 0.00 Total Land Value: 750,000 Market: 0 Agricultural: 0 Common: 750,000 PRINTED 08/02/2023 BY SYS																												

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