

LOT 3
LEEWARD COVE PB 5/77

DAVIS CLINTON T & JEAN BARTSCH JR REV TRUST/DAVIS
5209 LEEWARD COVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0360-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100

Quality 06 Quality Level 06

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	3,444	100	3,444	1,965,454
FGR	1,365	55	751	428,587
FOP	96	30	29	16,550
FOP	764	30	229	130,688
FST	136	55	75	42,802
FUS	708	100	708	404,048
SFB	56	80	45	25,681
UOP	166	20	33	18,833

TOTALS 6,735 5,314 3,032,643

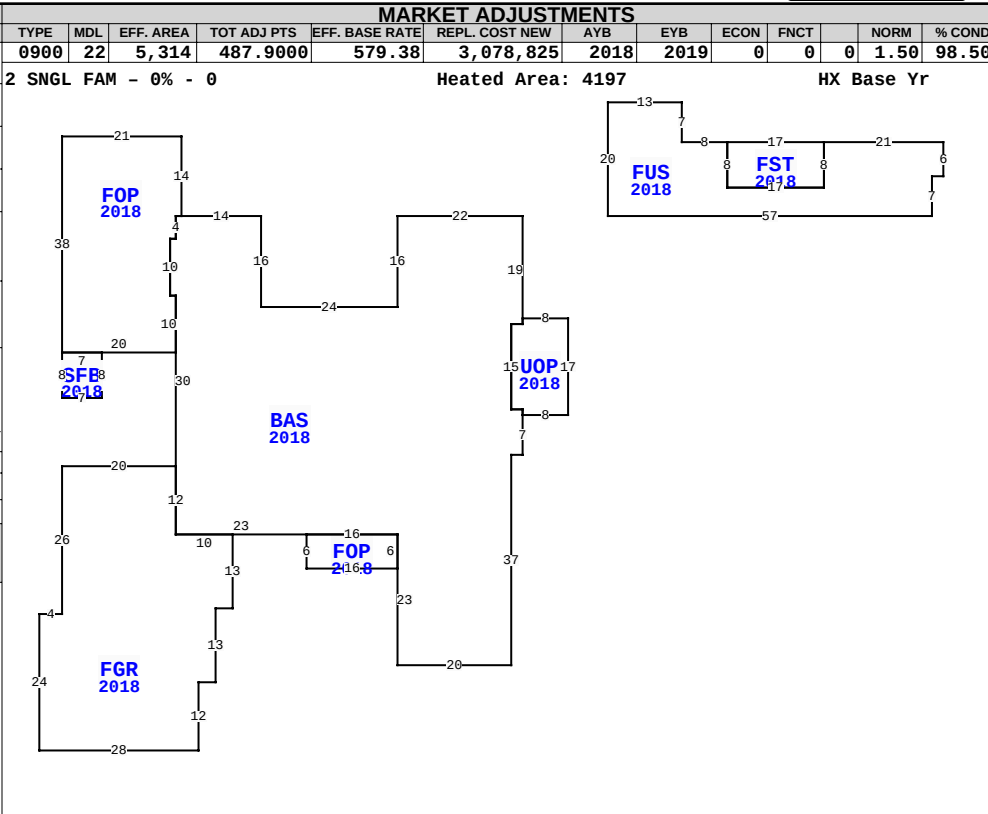
EXTRA FEATURES

L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	99	1,980	
2	0811	CONCRETE B	0	0	0	0	4,659.00	SF	5.20	5.20	100	2018	2018	3	98	23,742	
3	0861	POOL GUNIT	0	0	0	0	480.00	SF	85.00	85.00	100	2018	2018	3	90	36,720	
4	1126	CB/STC 8"	0	0	0	0	188.00	SF	8.00	8.00	100	2018	2018	3	98	1,474	
9	1242	WD DECK A	0	0	0	0	752.00	SF	10.00	10.00	100	2006	2006	3	31	2,331	
10	0300	BOAT DCK W	0	0	0	0	13,557.00	SF	13.20	13.20	100	2006	2006	3	48	85,897	
11	0317	DCK PLNG W	0	0	0	0	3.00	UT	330.00	330.00	100	2006	2006	3	31	307	
12	0303	FLT DOCK W	0	0	12	12	144.00	SF	8.58	8.58	100	2006	2006	3	48	593	

LAND DESCRIPTION

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	000100	C	SFR	0		RS-1	111.00	284.00	102.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	765,000							

REVIEW DATE 10/23/2018 BY DJ



5209 LEEWARD COVE DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/IF 153,044

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	000100	C	SFR	0		RS-1	111.00	284.00	102.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	765,000							

Total Acres: 0.00 Total Land Value: 765,000 Market: 0 Agricultural: 0 Common: 765,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 8

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		3,032,643
TOTAL MARKET OB/IF VALUE		153,044
TOTAL LAND VALUE - MARKET		765,000
TOTAL MARKET VALUE		3,950,687
SOH/AGL Deduction		322,731
ASSESSED VALUE		3,627,956
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		3,627,956
TOTAL JUST VALUE		3,950,687
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,298,142

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003467	SWIM POOL	56,000	04/20/2017
B1633516	NEW CONSTR	545,609	12/06/2016
R035237	REPAIR/RRF	4,700	07/01/2003

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2405/1239	11/02/2020	WD	Q	I	02	3,900,000

GRANTOR: BENNETT JULIA NEWTON

GRANTEE: DAVIS CLINTON T JR

2014/0797 10/15/2015 QC U I 11 100

GRANTOR: SUNTRUST BANK

GRANTEE: BENNETT JULIA NEWTO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W22 S16 W24 N16 W14 FOP=[YR=2018] N14 W21 S38
SFB=[YR=2018] S8 E7 N8 W7\$ E20 N10 W1 N10 E1 N4 E1\$ W1 S4 W1
S10 E1 S30 FGR=[YR=2018] W20 S26 W4S24 E28 N12 E3 N13 E3 N13
W10 N12\$ S12 E23 FOP=[YR=2018] S6 E16 N6 W16\$ E16 S23 E20 N37
E2N7 UOP=[YR=2018] E8 N17 W8 S1 W2 S15E2 S1\$ N1 W2 N15 E2
N19\$ PTR= E15 FUS=[YR=2018] N20 E13 S7 E8FST=[YR=2018] E17
S8 W17 N8\$ S8 E17 N8 E21 S6 W2 S7 W57 \$ W15\$.

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