LOT 5
LEEWARD COVE PB 5/77

MOONEY JOHN H H & LEIGH G
2163 PEBBLE BEACH WAY
FERNANDINA BEACH, FL 32034

2023

00-00-30-0360-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3035.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

5189 FIRST COAST HWY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	3,650
TOTAL LAND VALUE - MARKET	757,500
TOTAL MARKET VALUE	761,150
SOH/AGL Deduction	36,301
ASSESSED VALUE	724,849
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	724,849
TOTAL JUST VALUE	761,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	658,954

PERMIT NUM	DESCRIPTION	AMT	ISSUED
220011488	POOL SCREEN RM 12	27,000	01/09/2023
22015218	SWIM POOL	78,000	10/12/2022
21014940	NEW CONSTR	814,053	10/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2424/1378	1/11/2021	WD	U	V	30	750,000
GRANTOR: D TODD GARNER FAMILY						
GRANTEE: MOONEY JOHN H H & L						
2329/0070	12/31/2019	WD	Q	I	01	750,000
GRANTOR: SMITH CHARLES L & BET						
GRANTEE: D TODD GARNER FAMIL						

BUILDING NOTES

BUILDING DIMENSIONS

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
2	1126	CB/STC 8"	0	0	0	0	366.00	SF	4.00	4.00	100	2005	2005	3	87	1,274	
3	0462	ST/AL FNC	0	0	0	0	540.00	SF	10.00	10.00	100	2005	2005	3	44	2,376	

LAND DESCRIPTION

TOTAL OB/XF 3,650

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	000001	C	V RS W/XFOB	0		RS-1	0.00	0.00	101.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	757,500							

REVIEW DATE 07/29/2022 BY KBA Total Acres: 0.00 Total Land Value: 757,500 Market: 0 Agricultural: 0 Common: 757,500 PRINTED 08/02/2023 BY SYS