



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	03	Quality Level 03
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	1,749	100	1,749	144,422
TOTALS	1,749		1,749	144,422

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	
2	1242	WD DECK A	0	0	16	12	192.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	0		RSF-2	50.00	138.00	50.00	FF	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,749	106.0000	100.70	176,124	1962	1980	0	0	0	18.00	82.00	
1 SINGLE FAM - 0% - 2023													
Heated Area: 1749 HX Base Yr													
5495 LEONARD ST, FERNANDINA BEACH													

TOTAL OB/XF													
1,624													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			144,422
TOTAL MARKET OB/XF VALUE			1,624
TOTAL LAND VALUE - MARKET			225,000
TOTAL MARKET VALUE			371,046
SOH/AGL Deduction			0
ASSESSED VALUE			371,046
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			371,046
TOTAL JUST VALUE			371,046
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			364,276

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240002908	DEMO SFR	2,000	03/13/2024
20214880	REPAIR/RRF	0	05/01/2021
3881	N/A	15,000	01/17/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2579/1520	7/22/2022	WD	Q	I	01	400,000
GRANTOR: SMITH JUNE M						
GRANTEE: GILCHRIST KATHYMAE						
0437/0344	11/01/1984	WD	Q	I		28,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W75 S20 E30 S7 E23 N3 E22 N24\$.											