

LOT 4
LEEWARD COVE PB 5/77

GARNER REVOCABLE JOINT TRUST/GARNER DAVID TOD TRUS
5205 LEEWARD COVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0360-0004-0000



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	VALUATION SUMMARY																																													
Exterior Wall	20	FACE BRICK 80	0500	11	5,810	144.3354	216.50	1,257,865	1990	1990	0	0	0	22.62	77.38	STANDARD																																													
Exterior Wall	12	CEDAR 20	1 SFR CUST - 100% - 1991										Heated Area: 5116										HX Base Yr 1991																																						
Roof Structure	03	GABLE/HIP 100																																																											
Roof Cover	03	COMP SHNGL 100																																																											
Interior Wall	08	DECORATIVE 100																																																											
Interior Floor	12	HARDWOOD 50																																																											
Interior Floor	14	CARPET 50																																																											
Air Condition	03	CENTRAL 100																																																											
Heating Type	04	AIR DUCTED 100																																																											
Bedrooms	5	100																																																											
Bathrooms	4.5	100																																																											
Frame	02	WOOD FRAME 100																																																											
Stories	2.	2. 100																																																											
Units	0	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	2,123	100	2,123	355,662																																																									
FGR	984	55	541	90,633																																																									
FOP	89	30	27	4,524																																																									
FOP	420	30	126	21,108																																																									
FUS	2,465	100	2,465	412,956																																																									
FUS	108	100	108	18,093																																																									
FUS	420	100	420	70,362																																																									
TOTALS	6,609		5,810	973,336																																																									
EXTRA FEATURES					5205 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	68	1,360																																													
2	0825	BRICK	0	100	18	7	126.00	SF	12.50	12.50	100	1990	1990	3	86	1,355																																													
3	0861	POOL GUNIT	0	100	0	0	612.00	SF	85.00	85.00	100	1993	1993	3	20	10,404																																													
4	0825	BRICK	0	100	0	0	94.00	SF	12.50	12.50	100	1993	1993	3	89	1,046																																													
5	0845	KOOL DECK	0	100	0	0	955.00	SF	7.25	7.25	100	1993	1993	3	66	4,570																																													
6	0825	BRICK	0	100	0	0	253.00	SF	12.50	12.50	100	1993	1993	3	89	2,815																																													
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1993	1993	3	20	200																																													
8	1242	WD DECK A	0	100	0	0	1,543.00	SF	10.00	10.00	100	2006	2006	3	27	4,166																																													
9	0855	CONC PAVER	0	100	0	0	7,157.00	SF	10.00	10.00	100	2006	2006	3	87	62,266																																													
10	1075	TRELLIS G	0	100	13	10	130.00	SF	35.00	35.00	100	2006	2006	3	44	2,002																																													
LAND DESCRIPTION					TOTAL OB/XF 90,184																																																								
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																																											
1	000116	C	SFR MARSH	100		RSF	1118.00	373.00	104.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	780,000																																												

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