LOT 5
LEEWARD COVE PB 5/77

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

2024

00-00-30-0360-0005-0000

BUILDING CHARACTERISTICS

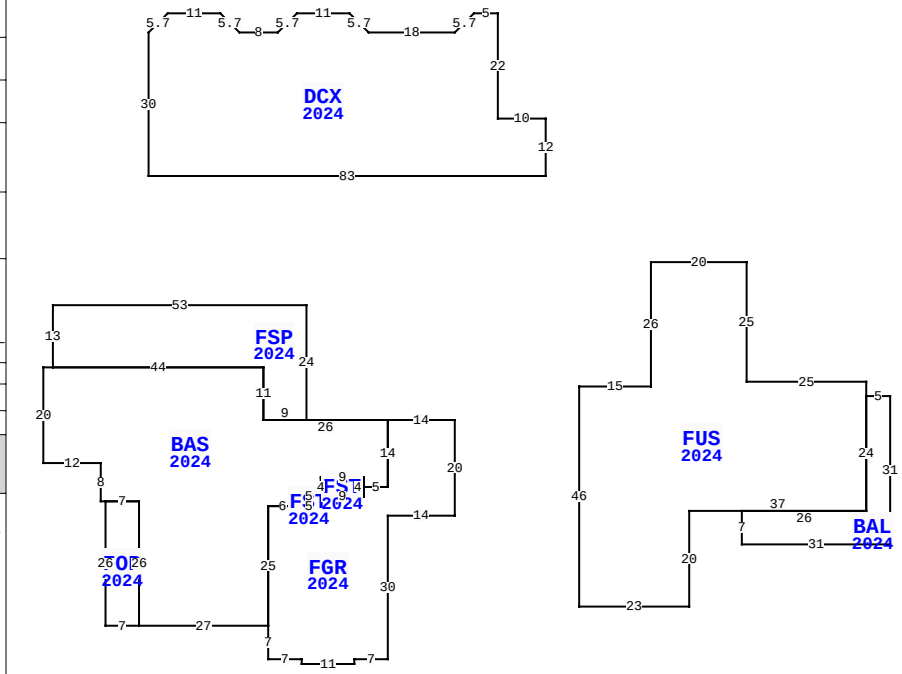
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		1 100
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
BAL	337	15	51	11,865
BAS	2,277	100	2,277	529,744
DCX	2,458	15	369	85,848
FGR	1,129	55	621	144,476
FOP	182	30	55	12,796
FSP	788	40	315	73,285
FST	10	55	6	1,396
FST	36	55	20	4,653
FUS	2,565	100	2,565	596,747
TOTALS	9,782		6,279	1,460,809

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	6,279	155.1000	232.65	1,460,809	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2024 Heated Area: 4842 HX Base Yr



5189 FIRST COAST HWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	1,460,809
TOTAL MARKET OB/XF VALUE	182,471
TOTAL LAND VALUE - MARKET	757,500
TOTAL MARKET VALUE	2,400,780
SOH/AGL Deduction	0
ASSESSED VALUE	2,400,780
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,400,780
TOTAL JUST VALUE	2,400,780
NCON VALUE	1,639,861
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	761,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED
210009458	CO		04/06/2023
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

BAS=[YR=2024;ORIG=74,20] W44 W2 S20 E12 S8 E1 E7 S26 E27 N25 E6 N2 E5 N4 E9 S2 E5 N14 W26 N11 $
FOP=[YR=2024;ORIG=41,48] E7 S26 W7 N26 $
FSP=[YR=2024;ORIG=30,20] E44 S11 E9 N24 W53 S13 $
FGR=[YR=2024;ORIG=75,74] S7 E7 S1 E11 N1 E7 N30 E14 N20 W14 S14 W5 S2 W9 S2 W5 W6 S25 $
FST=[YR=2024;ORIG=81,47] E5 S2 W5 N2 $
FST=[YR=2024;ORIG=86,43] E9 S4 W9 N4 $
DCX=[YR=2024;ORIG=50,-50] U4R4 E11 D4R4 E8 U4R4 E11 D4R4 E18 U4R4 E5 S22 E10 S12 W83 N30 $
FUS=[YR=2024;ORIG=155,24] N26 E20 S25 E25 S3 S24 W37 S20 W23 N46 E15 $

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
1	1126	CB/STC 8"	0	0	0	0	366.00	SF	4.00	4.00	100	2005	2005	3	86	1,259	
2	0462	ST/AL FNC	0	0	0	0	540.00	SF	10.00	10.00	100	2005	2005	3	40	2,160	
3	0855	CONC PAVER	0	0	0	0	5,142.00	SF	10.00	10.00	100	2024	2023		100	51,420	
4	0462	ST/AL FNC	0	0	0	0	1,812.00	SF	10.00	10.00	100	2024	2023		100	18,120	
5	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2024	2023		100	900	
6	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		100	5,000	
7	0861	POOL GUNIT	0	0	0	0	568.00	SF	85.00	85.00	100	2024	2023		100	48,280	
8	0912	SCRN RM G	0	0	0	0	1,477.00	SF	20.00	20.00	100	2024	2023		100	29,540	
9	0857	SANDSTONE/	0	0	0	0	987.00	SF	16.00	16.00	100	2024	2023		100	15,792	
10	0502	FP-CUSTOM	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2024	2023		100	10,000	

TOTAL OB/XF 182,471

LAND DESCRIPTION

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	000116	C	SFR MARSH	0		RSF-1	0.00	0.00	101.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	757,500							

REVIEW DATE 01/30/2024 BY NW Total Acres: 0.00 Total Land Value: 757,500 Market: 0 Agricultural: 0 Common: 757,500 PRINTED 08/06/2024 BY SYS