

LOT 7
ESMT IN OR 486/451
LEEWARD COVE PB 5/77

GARNICA JEFFREY K ET AL/KELLEY BETSY A
6764 SANDHARBOR COURT
MAINEVILLE, OH 45039

2024

00-00-30-0360-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	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

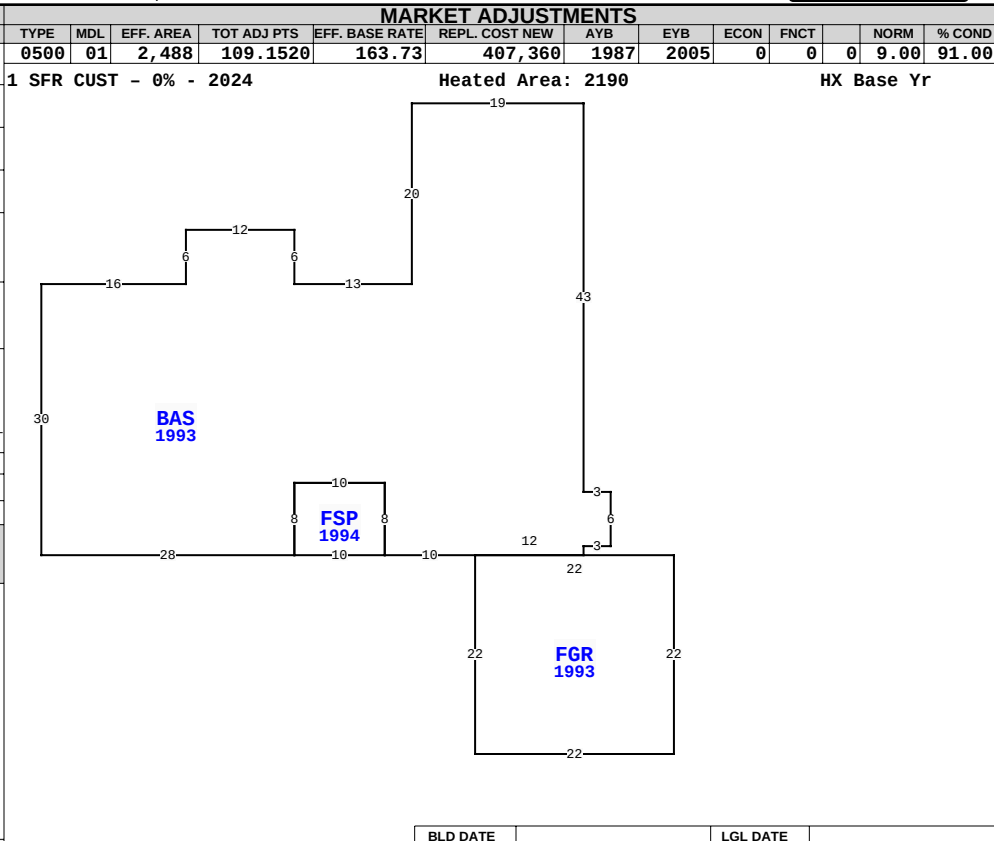
MAP NUM	MKT AREA	03
NEIGHBORHOOD/LOC	3035.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,190	100	2,190	326,298
FGR	484	55	266	39,632
FSP	80	40	32	4,767
TOTALS	2,754		2,488	370,698

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0	0	0		1.00	UT 2,000.00	100	1987	1987	3	62	1,240	
2	0812	CONCRETE C	0	0	0	0		1,548.00	SF 4.00	100	1987	1987	3	52	3,220	
3	0810	CONCRETE A	0	0	60	4		240.00	SF 6.50	100	2004	2004	3	84	1,310	
4	0462	ST/AL FNC	0	0	72	0		288.00	SF 10.00	100	2000	2000	3	28	806	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



5339 LEEWARD COVE DR, FERNANDINA BEACH
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TOTAL OB/XF																6,576
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
1	000100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00

NASSAU COUNTY PROPERTY										PAGE 1 of 1	8
VALUATION SUMMARY										STANDARD	
VALUATION BY										Tax Group: 8	
BUILDING MARKET VALUE										Tax Dist:	
TOTAL MARKET OB/XF VALUE										370,698	
TOTAL LAND VALUE - MARKET										6,576	
TOTAL MARKET VALUE										350,000	
SOH/AGL Deduction										727,274	
ASSESSED VALUE										0	
TOTAL EXEMPTION VALUE										727,274	
BASE TAXABLE VALUE										0	
TOTAL JUST VALUE										727,274	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										676,094	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M014982	H/AC	0	04/01/2001
5922	ADDITION	9,400	08/14/1989
BP3636	N/A	51,000	09/25/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2642/983	5/22/2023	WD	Q	I	01	915,000	
GRANTOR:ARENDALL PAMELA &							
GRANTEE:GARNICA JEFFREY K E							
2516/1403	11/24/2021	WD	Q	I	02	599,000	
GRANTOR:SMITH MARGARET STEWAR							
GRANTEE:MCCROSKEY PATRICK S							
BUILDING NOTES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W19 S20 W13 N6 W12 S6 W16 S30 E28 FSP=[YR=1994] E10 N8 W10 S8 \$ N8 E10 S8 E10 FGR=[YR=1993] S22 E22 N22 W22 \$ E12 N1 E3 N6 W3 N43 \$.									