LOT 2
IN OR 471 PG 266
ESMT IN OR 486/453

GLENN THOMAS W & PATRICIA B
5213 LEEWARD COVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0360-0002-0000

BUILDING CHARACTERISTICS

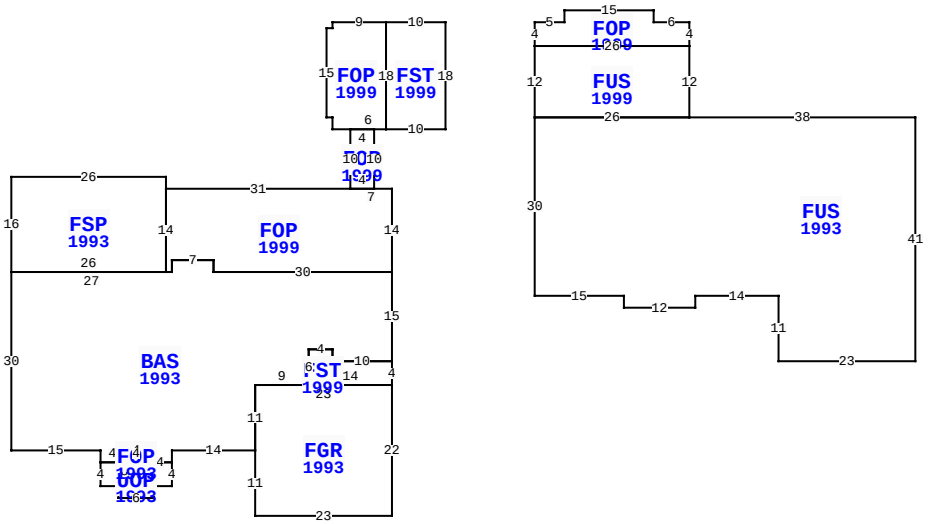
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,633	100	1993	1,633	279,598
FGR	506	55	1993	278	47,598
FOP	8	30	1993	2	342
FOP	40	30	1999	12	2,055
FOP	134	30	1999	40	6,849
FOP	177	30	1999	53	9,075
FOP	518	30	1999	155	26,539
FSP	416	40	1993	166	28,422
FST	64	55	1999	35	5,992
FST	180	55	1999	99	16,951
TOTALS	6,245			4,994	855,059

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,994	126.0072	199.09	994,255	1986	1996	0	0	0	14.00	86.00

1 SFR CUST – 100% - 1988 Heated Area: 4142 HX Base Yr 1988



** This building has 13 Sub-Areas

5213 LEEWARD COVE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		855,059
TOTAL MARKET OB/XF VALUE		100,607
TOTAL LAND VALUE - MARKET		750,000
TOTAL MARKET VALUE		1,705,666
SOH/AGL Deduction		1,143,700
ASSESSED VALUE		561,966
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		511,244
TOTAL JUST VALUE		1,705,666
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,675,116

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E007509	NEW CONSTR	20,000	11/01/2000
E995818	REMODEL	4,850	04/01/1999
B9905821	REMODEL	80,000	03/01/1999
E995560	CHNGE SRVC	800	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0471/0266	10/01/1985	WD	U	V		100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1999] W10 FOP=[YR=1999] W9 S1 W1 S15 E1 S2 E3 FOP=[YR=1999] S10 FOP=[YR=1999] W31 FSP=[YR=1993] N2 W26 S16 BAS=[YR=1993] S30 E15 S2 UOP=[YR=1993] S4 E3 S2 E6 N2 E3 N4 W4 FOP=[YR=1993] N2 W4 S2 E4 $ W8 $ E4 N2 E4 S2 E4 N2 E14 FGR=[YR=1993] S11 E23 N22 FST=[YR=1999] N4 W10 N2 W4 S6 E14 $ W23 S11 $ N11 E9 N6 E4 S2 E10 N15 W30 N2 W7 S2 W27 $ E26 N14 $ S14 E1 N2 E7 S2 E30 N14 W7 $ E4 N10 W4 $ E6 N18 $ S18 E10 N18 $ PTR= E15 FOP=[YR=1999] E5 N2 E15 S2 E6 S4 FUS=[YR=1999] S12 FUS=[YR=1993] E38 S41 W23 N11 W14 S2 W12 N2 W15 N30 E26 $ W26 N12 E26 $ W26 N4 $ W15 $.

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	0810	CONCRETE A	0	100	0	0	241.00	SF	6.50	6.50	100	1986	1986	3	47	736	
2	0810	CONCRETE A	0	100	0	0	2,042.00	SF	6.50	6.50	100	1986	1986	3	47	6,238	
3	0861	POOL GUNIT	0	100	0	0	577.00	SF	85.00	85.00	100	1986	1986	3	20	9,809	
4	1242	WD DECK A	0	100	0	0	834.00	SF	10.00	10.00	100	2000	2000	3	20	1,668	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
6	0825	BRICK	0	100	0	0	305.00	SF	12.50	12.50	100	1986	1986	3	81	3,088	
7	0845	KOOL DECK	0	100	0	0	919.00	SF	7.25	7.25	100	1986	1986	3	47	3,131	
8	1076	TRELLIS A	0	100	12	6	72.00	SF	7.50	7.50	100	1986	1986	3	20	108	
9	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	1999	1999	3	45	135	
10	1128	BRICK 12"	0	100	0	0	24.00	SF	14.00	14.00	100	1999	1999	3	93	312	

TOTAL OB/XF 27,255

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	RES MARSH	100		RSF-	1107.00	285.00	100.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	750,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 750,000 Market: 0 Agricultural: 0 Common: 750,000 PRINTED 07/30/2025 BY SYS

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TOTALS					

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GRANTEE:

BLD DATE		LGL DATE	
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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
11	0300	BOAT DCK W	0	100	0	0	13,557.00	SF	13.20	13.20	100	2006	2006	3	40	71,581	
12	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2006	2006	3	24	600	
13	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2006	2006	3	24	360	
14	0303	FLT DOCK W	0	100	12	12	144.00	SF	8.58	8.58	100	2006	2006	3	40	494	
15	0317	DCK PLNG W	0	100	0	0	4.00	UT	330.00	330.00	100	2006	2006	3	24	317	

LAND DESCRIPTION

TOTAL OB/XF 73,352

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

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 750,000 Market: 0 Agricultural: 0 Common: 750,000 PRINTED 07/30/2025 BY SYS