

LOT 3
LEEWARD COVE PB 5/77

DAVIS CLINTON T & JEAN BARTSCH JR REV TRUST/DAVIS
5209 LEEWARD COVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0360-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100

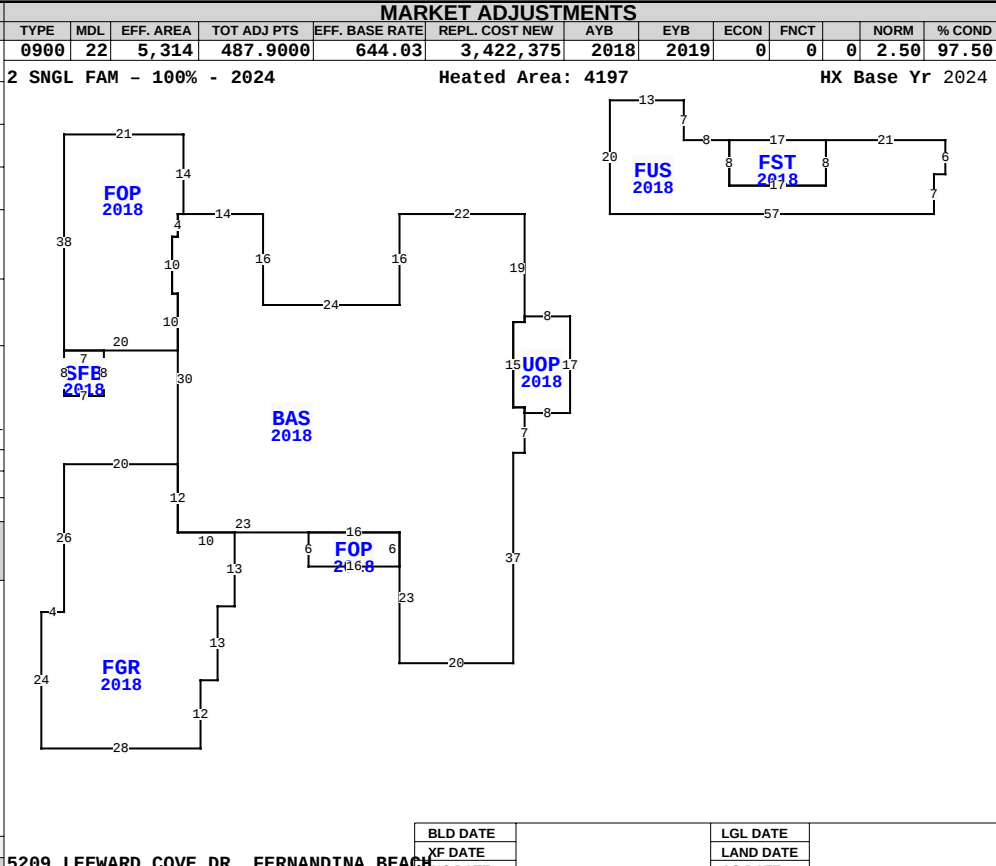
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		03
NEIGHBORHOOD/LOC	3035.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,444	100	2018	3,444	162,588
FGR	1,365	55	2018	751	471,575
FOP	96	30	2018	29	18,210
FOP	764	30	2018	229	143,796
FST	136	55	2018	75	47,094
FUS	708	100	2018	708	444,574
SFB	56	80	2018	45	28,256
UOP	166	20	2018	33	20,722

TOTALS	6,735			5,314	336,816
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0811	CONCRETE B	0	100	0	0	4,659.00	SF	5.20
3	0861	POOL GUNIT	0	100	0	0	480.00	SF	85.00
4	1126	CB/STC 8"	0	100	0	0	188.00	SF	8.00
5	1242	WD DECK A	0	100	0	0	752.00	SF	10.00
6	0300	BOAT DCK W	0	100	0	0	13,557.00	SF	13.20
7	0317	DCK PLNG W	0	100	0	0	3.00	UT	330.00
8	0303	FLT DOCK W	0	100	12	12	144.00	SF	8.58

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF	111.00	284.00	102.00



TOTAL OB/XF									
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		3,336,816	
TOTAL MARKET OB/XF VALUE		135,309	
TOTAL LAND VALUE - MARKET		765,000	
TOTAL MARKET VALUE		4,237,125	
SOH/AGL Deduction		33,579	
ASSESSED VALUE		4,203,546	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		4,152,824	
TOTAL JUST VALUE		4,237,125	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		4,085,079	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003467	SWIM POOL	56,000	04/20/2017
B1633516	NEW CONSTR	545,609	12/06/2016
R035237	REPAIR/RRF	4,700	07/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2405/1239	11/02/2020	WD	Q	I	02
GRANTOR: BENNETT JULIA NEWTON					
GRANTEE: DAVIS CLINTON T JR					
2014/0797	10/15/2015	QC	U	I	11
GRANTOR: SUNTRUST BANK					
GRANTEE: BENNETT JULIA NEWTO					

BUILDING NOTES									
BAS=[YR=2018] W22 S16 W24 N16 W14 FOP=[YR=2018] N14 W21 S38									
SFB=[YR=2018] S8 E7 N8 W7\$ E20 N10 W1 N10 E1 N4 E1\$ W1 S4 W1									
S10 E1 S30 FGR=[YR=2018] W20 S26 W4S24 E28 N12 E3 N13 E3 N13									
W10 N12\$ S12 E23 FOP=[YR=2018] S6 E16 N6 W16\$ E16 S23 E20 N37									
E2N7 UOP=[YR=2018] E8 N17 W8 S1 W2 S15E2 S1\$ N1 W2 N15 E2									
N19\$ PTR= E15 FUS=[YR=2018] N20 E13 S7 E8FST=[YR=2018] E17									
S8 W17 N8\$ S8 E17 N8 E21 S6 W2 S7 W57 \$ W15\$.									