

LOT 5
LEEWARD COVE PB 5/77

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

2025

00-00-30-0360-0005-0000



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	PAGE 1 of 1												
Exterior Wall	17	CB STUCCO 100	0500	11	6,279	155.1000	245.06	1,538,732	2023	2023	0	0	0	0.50	99.50	VALUATION SUMMARY												
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 0% - 2024												Heated Area: 4842													
Roof Cover	13	STAND SEAM 100													HX Base Yr													
Interior Wall	05	DRYWALL 100																										
Interior Floo	11	CLAY TILE 50																										
Interior Floo	13	LVT/LAMMT 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																										