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

**2025**

**00-00-30-0360-0007-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

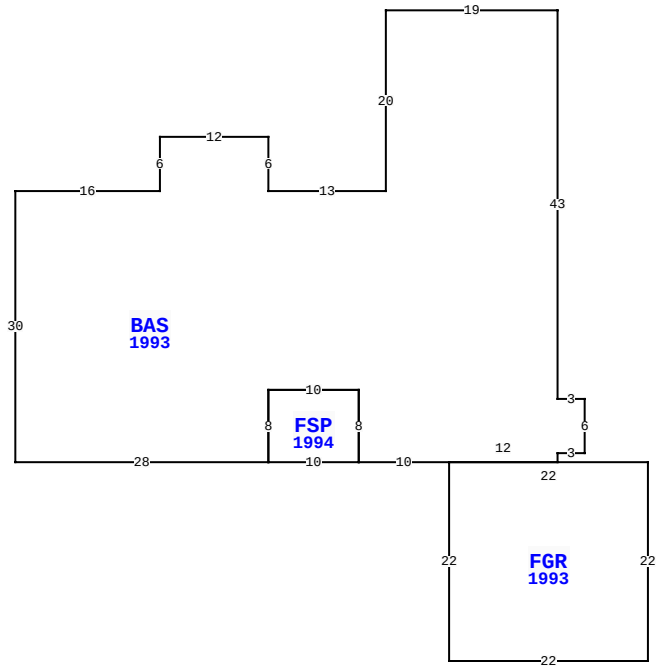
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 50 |
| Exterior Wall | 16 | WD FR STUC 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| 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 | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,190 | 100 | 1993 | 2,190 | 341,807 |
| FGR | 484 | 55 | 1993 | 266 | 41,516 |
| FSP | 80 | 40 | 1994 | 32 | 4,995 |
| TOTALS | 2,754 | | | 2,488 | 388,317 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,488 | 109.1520 | 172.46 | 429,080 | 1987 | 2005 | 0 | 0 | 0 | 9.50 | 90.50 |

1 SFR CUST – 0% - 2024 Heated Area: 2190 HX Base Yr




5339 LEEWARD COVE DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 388,317 |
| TOTAL MARKET OB/XF VALUE | 6,338 |
| TOTAL LAND VALUE - MARKET | 350,000 |
| TOTAL MARKET VALUE | 744,655 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 744,655 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 744,655 |
| TOTAL JUST VALUE | 744,655 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 727,274 |

| 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 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 $ .

## 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 | 0504 | FP-ELECTRI | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1987 | 1987 | 3 | 60 | 1,200 | |
| 2 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,548.00 | SF | 4.00 | 4.00 | 100 | 1987 | 1987 | 3 | 49.5 | 3,065 | |
| 3 | 0810 | CONCRETE A | 0 | 0 | 60 | 4 | 240.00 | SF | 6.50 | 6.50 | 100 | 2004 | 2004 | 3 | 83 | 1,295 | |
| 4 | 0462 | ST/AL FNC | 0 | 0 | 72 | 0 | 288.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 27 | 778 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,338

| 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 | 000100 | C | RES | 0 | | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 350,000.00 | 350,000.00 | 350,000 | | | | | | | |

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS