

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

00-00-30-0360-0002-0000



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	VALUATION SUMMARY											
Exterior Wall		12	CEDAR 100		0500	11	4,994	126.0072	209.17	1,044,595	1986	1996	0	0	0	14.50	85.50	VALUATION BY		STANDARD									
Roof Structure		03	GABLE/HIP 100		1 SFR CUST 100% - 1988													Heated Area: 4142		HX Base Yr 1988									
Roof Cover		03	COMP SHNGL 100															Tax Group: 8		Tax Dist:									
Interior Wall		05	DRYWALL 100															BUILDING MARKET VALUE		893,129									
Interior Floo		14	CARPET 100															TOTAL MARKET OB/XF VALUE		112,625									
Air Condition		03	CENTRAL 100															TOTAL LAND VALUE - MARKET		800,000									
Heating Type		04	AIR DUCTED 100															TOTAL MARKET VALUE		1,805,754									
Bedrooms			4 100		SOH/AGL Deduction		1,228,615																						
Bathrooms			4.5 100		ASSESSED VALUE		577,139																						
Frame		02	WOOD FRAME 100		TOTAL EXEMPTION VALUE		HX HB		51,411																				
Stories		2.	2. 100		BASE TAXABLE VALUE		525,728																						
Units			0 100		TOTAL JUST VALUE		1,805,754																						
BUD8 Adjustme		05	DIST 1A 100		NCON VALUE		0																						
					INCOME VALUE																								
					PREVIOUS YEAR MKT VALUE		1,705,666																						
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	292,047																								
FGR	506	55	1993	278	49,717																								
FOP	8	30	1993	2	357																								
FOP	40	30	1999	12	2,146																								
FOP	134	30	1999	40	7,154																								
FOP	177	30	1999	53	9,479																								
FOP	518	30	1999	155	27,720																								
FSP	416	40	1993	166	29,687																								
FST	64	55	1999	35	6,259																								
FST	180	55	1999	99	17,705																								
TOTALS	6,245			4,994	893,129	** This building has 13 Sub-Areas																							
EXTRA FEATURES					5213 LEEWARD COVE DR, FERNANDINA BEACH										BLD DATE				LGL DATE										
															XF DATE				LAND DATE										
															INC DATE				AG DATE										
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													
3	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00	100	1986	1986	04	85	42,500														
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	56	1,960														
8	1076	TRELLIS A	0 100	12	6	72.00	SF	7.50	7.50	100	1986	1986	3	85	459														
11	0300	BOAT DCK W	0 100	0	0	13,557.00	SF	13.20	13.20	100	2006	2006	3	36	64,423														
12	0323	BOAT LFT H	0 100	0	0	1.00	UT	2,500.00	2,500.00	100	2006	2006	3	22	550														
13	0322	BOAT LFT L	0 100	0	0	1.00	UT	1,500.00	1,500.00	100	2006	2006	3	22	330														
14	0303	FLT DOCK W	0 100	12	12	144.00	SF	8.58	8.58	100	2006	2006	3	36	445														
15	0317	DCK PLNG W	0 100	0	0	4.00	UT	330.00	330.00	100	2006	2006	3	22	290														
LAND DESCRIPTION										TOTAL OB/XF										112,625									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	8,000.00	8,000.00	800,000												
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