LOT 3
LEEWARD COVE PB 5/77

NEEL WILLIAM A JR/NEEL TINA BEACH
PO BOX 458
CARTERSVILLE, GA 30120

2026

00-00-30-0360-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
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	01	Quality Level 01

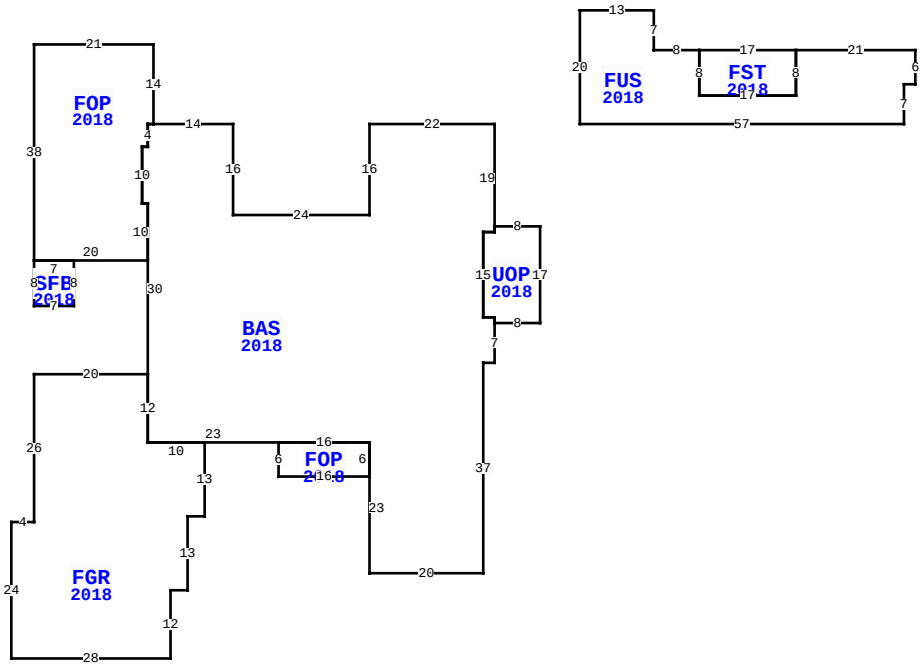
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3035.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,444	100	2018	3,444	1,904,110
FGR	1,365	55	2018	751	415,211
FOP	96	30	2018	29	16,033
FOP	764	30	2018	229	126,609
FST	136	55	2018	75	41,466
FUS	708	100	2018	708	391,437
SFB	56	80	2018	45	24,880
UOP	166	20	2018	33	18,245
TOTALS	6,735			5,314	2,937,991

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	22	5,314	345.1360	572.93	3,044,550	2018	2018	0	0	0	3.50	96.50

2 SFR CUST 0% - 2026 Heated Area: 4197 HX Base Yr



5209 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	2,937,991
TOTAL MARKET OB/XF VALUE	135,180
TOTAL LAND VALUE - MARKET	816,000
TOTAL MARKET VALUE	3,889,171
SOH/AGL Deduction	0
ASSESSED VALUE	3,889,171
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,889,171
TOTAL JUST VALUE	3,889,171
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,237,125

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	SALE PRICE
2822/1764	10/15/2025	WD	Q	I	01	4,631,300
GRANTOR: DAVIS CLINTON T & JEA						
GRANTEE: NEEL WILLIAM A JR						
2405/1239	11/02/2020	WD	Q	I	02	3,900,000
GRANTOR: BENNETT JULIA NEWTON						
GRANTEE: DAVIS CLINTON T JR						

BUILDING NOTES

BUILDING DIMENSIONS

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$.

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	2018	2018	3	97	1,940	
3	0860	POOL/SPA	0	0	0	0	1.00	UT	70,000.00	70,000.00	100	2018	2018	06	95	66,500	
5	1242	WD DECK A	0	0	0	0	752.00	SF	10.00	10.00	100	2006	2006	3	22	1,654	
6	0300	BOAT DCK W	0	0	0	0	13,557.00	SF	13.20	13.20	100	2006	2006	3	36	64,423	
7	0317	DCK PLNG W	0	0	0	0	3.00	UT	330.00	330.00	100	2006	2006	3	22	218	
8	0303	FLT DOCK W	0	0	12	12	144.00	SF	8.58	8.58	100	2006	2006	3	36	445	

LAND DESCRIPTION

TOTAL OB/XF 135,180

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-	1111.00	284.00	102.00	FF		1.00	1.00	1.00	8,000.00	8,000.00	816,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 816,000 Market: 0 Agricultural: 0 Common: 816,000 PRINTED 07/09/2026 BY SYS