LOT 4
LEEWARD COVE PB 5/77

GARNER REVOCABLE JOINT TRUST/GARNER DAVID TOD TRUS
5205 LEEWARD COVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0360-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

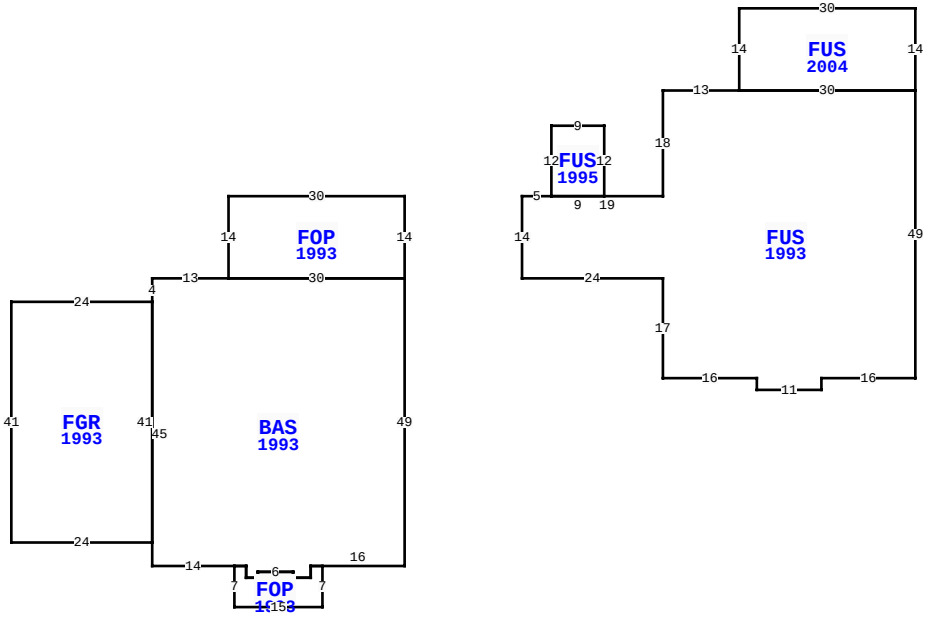
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	08	DECORATIVE 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	2,123	100	1993	2,123	388,116
FGR	984	55	1993	541	98,903
FOP	89	30	1993	27	4,936
FOP	420	30	1993	126	23,035
FUS	2,465	100	1993	2,465	450,638
FUS	108	100	1995	108	19,744
FUS	420	100	2004	420	76,782
TOTALS	6,609			5,810	1,062,154

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	5,810	144.3354	239.60	1,392,076	1990	1990	0	0	0	23.70	76.30

1 SFR CUST 100% - 1991 Heated Area: 5116 HX Base Yr 1991



5205 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		1,116,501
TOTAL MARKET OB/XF VALUE		123,351
TOTAL LAND VALUE - MARKET		832,000
TOTAL MARKET VALUE		2,071,852
SOH/AGL Deduction		1,267,610
ASSESSED VALUE		804,242
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		752,831
TOTAL JUST VALUE		2,071,852
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,017,329

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1216207	REMODEL	0	11/01/2012
E20175	ELEC OTHER	0	10/01/2007
B19374	ADDITION	15,000	01/01/2007
R10042	REPAIR/RRF	1,800	01/01/2007
B0311717	REMODEL	12,000	09/01/2003
B950278	REMODEL	2,000	01/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2671/1296	9/12/2023	SW	U	I	11	100
GRANTOR: GARNER DAVID TOD & SU						
GRANTEE: GARNER REVOCABLE JO						
0555/0387	10/21/1988	WD	Q	V		75,000
GRANTOR: ARMELLINO GARY S						
GRANTEE: GARNER DAVID T						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W30 S14 BAS=[YR=1993] W13 S4 FGR=[YR=1993] W24 S41 E24 N41$ S45 E14 FOP=[YR=1993] S7 E15 N7 W2 S2 W3 N1 W6 S1 W2 N2 W2$ E2 S2 E2 N1 E6 S1 E3 N2 E16 N49 W30$ E30 N14$ PTR=E20 FUS=[YR=1993] E5 FUS=[YR=1995] N12 E9 S12 W9$ E19 N18 E13 FUS=[YR=2004] N14 E30 S14 W30$ E30 S49 W16 S2 W11 N2 W16 N17 W24 N14$ W20$.

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	100	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	64	1,280	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	1993	1993	05	85	51,000	
8	1242	WD DECK A	0	100	0	0	1,543.00	SF	10.00	10.00	100	2006	2006	3	22	3,395	
10	1075	TRELLIS G	0	100	13	10	130.00	SF	35.00	35.00	100	2006	2006	3	36	1,638	
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 123,351

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	000116	C	RES MARSH	100		RSF-	1118.00	373.00	104.00	FF		1.00	1.00	1.00	8,000.00	8,000.00	832,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 832,000 Market: 0 Agricultural: 0 Common: 832,000 PRINTED 07/09/2026 BY SYS

LOT 4
LEEWARD COVE PB 5/77

GARNER REVOCABLE JOINT TRUST/GARNER DAVID TOD TRUS
5205 LEEWARD COVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0360-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

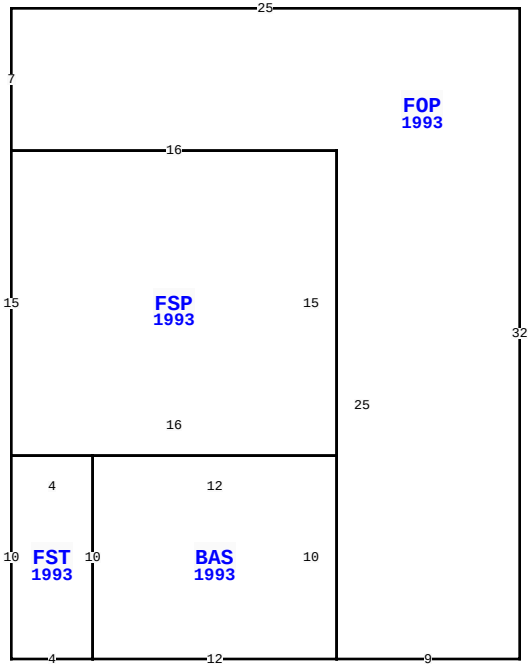
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3035.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	120	100	1993	120	18,217
FOP	400	30	1993	120	18,217
FSP	240	40	1993	96	14,573
FST	40	55	1993	22	3,339
TOTALS	800			358	54,347

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	358	119.7000	198.70	71,135	1993	1993	0	0	0	23.60	76.40

2 SFR CUST 100% - 1991 Heated Area: 120 HX Base Yr 1991



5205 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		1,116,501
TOTAL MARKET OB/XF VALUE		123,351
TOTAL LAND VALUE - MARKET		832,000
TOTAL MARKET VALUE		2,071,852
SOH/AGL Deduction		1,267,610
ASSESSED VALUE		804,242
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		752,831
TOTAL JUST VALUE		2,071,852
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,017,329

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0211	SWIM POOL	34,300	06/01/1993
00148	XFOB	6,000	05/18/1993
8486	XFOB	8,800	11/04/1992
5590	NEW CONSTR	294,000	03/22/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2671/1296	9/12/2023	SW	U	I	11	100
GRANTOR: GARNER DAVID TOD & SU						
GRANTEE: GARNER REVOCABLE JO						
0555/0387	10/21/1988	WD	Q	V		75,000
GRANTOR: ARMELLINO GARY S						
GRANTEE: GARNER DAVID T						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W25 S7 FSP=[YR=1993] S15 FST=[YR=1993] S10 E4 BAS=[YR=1993] E12 N10 W12 S10$ N10 W4$ E16 N15 W16$ E16 S25 E9 N32$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 832,000 Market: 0 Agricultural: 0 Common: 832,000 PRINTED 07/09/2026 BY SYS