

LOT 5
LEEWARD COVE PB 5/77

MOONEY JOHN H H & LEIGH G
5189 FIRST COAST HWY
FERNANDINA BEACH, FL 32034

2026

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	257.47	1,616,654	2023	2023	0	0	0	1.00	99.00	VALUATION SUMMARY																
Roof Structure	08	IRREGULAR 100	1 SFR CUST 100% - 2026										Heated Area: 4842										STANDARD									
Roof Cover	13	STAND SEAM 100											HX Base Yr 2026										Tax Group: 8									
Interior Wall	05	DRYWALL 100																					Tax Dist:									
Interior Floor	11	CLAY TILE 50																					BUILDING MARKET VALUE									
Interior Floor	13	LVT/LAMNT 50																					TOTAL MARKET OB/XF VALUE									
Air Condition	03	CENTRAL 100																					TOTAL LAND VALUE - MARKET									
Heating Type	04	AIR DUCTED 100																					TOTAL MARKET VALUE									
Bedrooms		6 100																					SOH/AGL Deduction									
Bathrooms		5.5 100																					ASSESSED VALUE									
Frame	02	WOOD FRAME 100																					TOTAL EXEMPTION VALUE									
Stories	2.	2. 100																					BASE TAXABLE VALUE									
Units		1 100																					TOTAL JUST VALUE									
																							NCON VALUE									
																							INCOME VALUE									
																							PREVIOUS YEAR MKT VALUE									