LOT 7
ESMT IN OR 486/451
LEEWARD COVE PB 5/77

AG EXCHANGE PROPERTIES LLC/TBM EXCHANGE PROPERTIES
514 REID ST
MOUNT PLEASANT, SC 29464

2026

00-00-30-0360-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

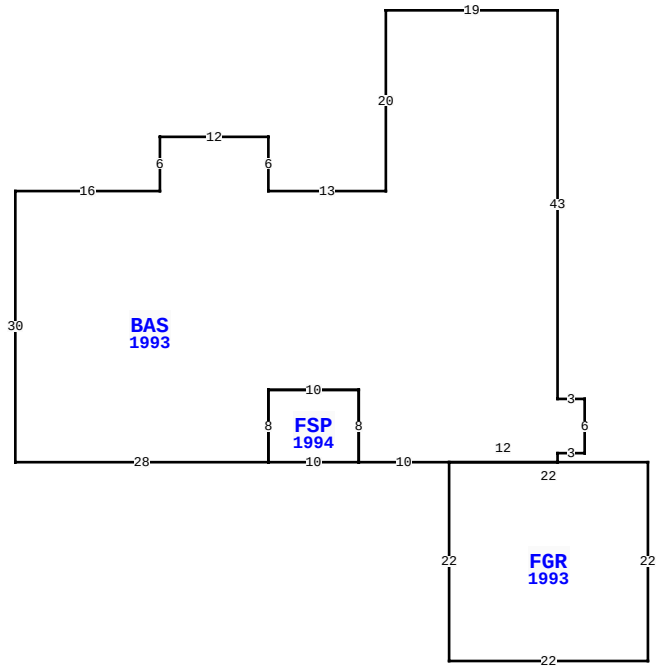
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	06	Quality Level 06
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	410,697
FGR	484	55	1993	266	49,883
FSP	80	40	1994	32	6,001
TOTALS	2,754			2,488	466,582

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	125.5248	208.37	518,425	1987	2005	0	0	0	10.00	90.00

1 SFR CUST 0% - 2026 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	466,582
TOTAL MARKET OB/XF VALUE	1,160
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	917,742
SOH/AGL Deduction	0
ASSESSED VALUE	917,742
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	917,742
TOTAL JUST VALUE	917,742
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	744,655

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
2838/1057	12/31/2025	WD	Q	I	02	1,150,000
GRANTOR: GARNICA JEFFREY K & B						
GRANTEE: AG EXCHANGE PROPERT						
2642/983	5/22/2023	WD	Q	I	01	915,000
GRANTOR: ARENDALL PAMELA &						
GRANTEE: GARNICA JEFFREY K E						

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	58	1,160	

LAND DESCRIPTION

TOTAL OB/XF 1,160

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	450,000.00	450,000.00	450,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/09/2026 BY SYS