

LOT 39B  
THE VILLAGE @ MARSH LAKES  
PB 5/355

LECKIE ROBERT L EST  
92013 SECRET COVE COURT  
FERNANDINA BEACH, FL 32034

2026

37-2N-28-227V-039B-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 7         |                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                   | 31               | HARDIE BRD 100 | 0320                  | 01               | 2,334                | 114.2190                               | 119.93         | 279,917        | 1997        | 1997           | 0         | 0        | 13.75       | 86.25   | VALUATION BY STANDARD |                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |
| Roof Structure                                                                                                  | 08               | IRREGULAR 100  | 1 TOWNHOUSE 0% - 2024 |                  |                      |                                        |                |                |             |                |           |          |             |         |                       | Heated Area: 2024 |            |                        |  |  |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                      | 03               | COMP SHNGL 100 |                       |                  |                      |                                        |                |                |             |                |           |          |             |         |                       | HX Base Yr        |            |                        |  |  |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                   | 05               | DRYWALL 100    |                       |                  |                      |                                        |                |                |             |                |           |          |             |         |                       |                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floor                                                                                                  | 14               | CARPET 80      |                       |                  |                      |                                        |                |                |             |                |           |          |             |         |                       |                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floor                                                                                                  | 08               | SHT VINYL 20   |                       |                  |                      |                                        |                |                |             |                |           |          |             |         |                       |                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                   | 03               | CENTRAL 100    |                       |                  |                      |                                        |                |                |             |                |           |          |             |         |                       |                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                    | 04               | AIR DUCTED 100 |                       |                  |                      |                                        |                |                |             |                |           |          |             |         |                       |                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                        |                  | 3 100          |                       |                  |                      |                                        |                |                |             |                |           |          |             |         |                       |                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                       |                  | 2.5 100        |                       |                  |                      |                                        |                |                |             |                |           |          |             |         |                       |                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                           | 02               | WOOD FRAME 100 |                       |                  |                      |                                        |                |                |             |                |           |          |             |         |                       |                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                         | 2.               | 2. 100         |                       |                  |                      |                                        |                |                |             |                |           |          |             |         |                       |                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |
| Units                                                                                                           |                  | 0 100          |                       |                  |                      |                                        |                |                |             |                |           |          |             |         |                       |                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |
| Occupancy                                                                                                       | 00               | NONE 100       |                       |                  |                      |                                        |                |                |             |                |           |          |             |         |                       |                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |
| Quality                                                                                                         |                  |                | 04                    | Quality Level 04 |                      |                                        |                |                |             |                |           |          |             |         |                       |                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |
| DOR CODE                                                                                                        |                  |                | 0100                  | SINGLE FAMILY    |                      |                                        |                |                |             |                |           |          |             |         |                       |                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |
| MAP NUM                                                                                                         |                  |                |                       | MKT AREA 04      |                      |                                        |                |                |             |                |           |          |             |         |                       |                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                |                  |                | 4015.0100             |                  |                      |                                        |                |                |             |                |           |          |             |         |                       |                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |
| AREA TYPE                                                                                                       | TOTAL GROSS AREA | PCT OF BASE    | YEAR                  | TOT ADJ AREA     | SUBAREA MARKET VALUE |                                        |                |                |             |                |           |          |             |         |                       |                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                             | 1,252            | 100            | 1997                  | 1,252            | 129,506              |                                        |                |                |             |                |           |          |             |         |                       |                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |
| FGR                                                                                                             | 465              | 55             | 1997                  | 256              | 26,480               |                                        |                |                |             |                |           |          |             |         |                       |                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                             | 57               | 30             | 1997                  | 17               | 1,759                |                                        |                |                |             |                |           |          |             |         |                       |                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                             | 124              | 30             | 1997                  | 37               | 3,827                |                                        |                |                |             |                |           |          |             |         |                       |                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |
| FUS                                                                                                             | 772              | 100            | 1997                  | 772              | 79,855               |                                        |                |                |             |                |           |          |             |         |                       |                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                          |                  |                | 2,670                 |                  | 2,334                | 241,428                                |                |                |             |                |           |          |             |         |                       |                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                  |                  |                |                       |                  |                      | 92013 SECRET COVE CT, FERNANDINA BEACH |                |                |             |                |           |          |             |         |                       |                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |
| 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                                                                                                               | 1076             | TRELLIS A      | 0                     | 0                | 8                    | 10                                     | 80.00          | SF             | 7.50        | 7.50           | 100       | 1998     | 1998        | 3       | 85                    | 510               |            |                        |  |  |  |  |  |  |  |  |  |  |  |
| 4                                                                                                               | 0500             | FP-PRE FAB     | 0                     | 0                | 0                    | 0                                      | 1.00           | UT             | 3,500.00    | 3,500.00       | 100       | 1995     | 1995        | 3       | 74                    | 2,590             |            |                        |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL OB/XF 3,100                                                                                               |                  |                |                       |                  |                      |                                        |                |                |             |                |           |          |             |         |                       |                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                |                  |                |                       |                  |                      |                                        |                |                |             |                |           |          |             |         |                       |                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |
| L N                                                                                                             | USE CODE         | CLS            | LAND USE DESCRIPTION  | CAP              | R D                  | LOC ZONE                               | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE      | D T       | DPH FACT | % COND      | TOT ADJ | UNIT PRICE            | ADJ UNIT PRICE    | LAND VALUE |                        |  |  |  |  |  |  |  |  |  |  |  |
| 1                                                                                                               | 000100           | C              | RES                   | 0                |                      | PUD                                    | 0.00           | 0.00           | 1.00        | LT             |           | 1.00     | 1.00        | 1.00    | 150,000.00            | 150,000.00        | 150,000    |                        |  |  |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 01/01/2023 BY CD                                                                                    |                  |                |                       |                  |                      |                                        |                |                |             |                |           |          |             |         |                       |                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |
| Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/09/2026 BY SYS |                  |                |                       |                  |                      |                                        |                |                |             |                |           |          |             |         |                       |                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |

1 TOWNHOUSE 0% - 2024

Heated Area: 2024

HX Base Yr

SALES DATA

| OFF RECORD Number | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|-------------------|------------|-----------|-----|-----|--------|------------|
| 2154/1746         | 10/24/2017 | FJ        | U   | I   | 11     | 0          |

GRANTOR: LECKIE LINDA N

GRANTEE: LECKIE ROBERT L

|           |           |    |   |   |    |        |
|-----------|-----------|----|---|---|----|--------|
| 1626/0522 | 6/15/2009 | QC | U | I | 11 | 83,900 |
|-----------|-----------|----|---|---|----|--------|

GRANTOR: LECKIE ROBERT L

GRANTEE: LECKIE ROBERT L & L

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1997] W20 S21 E1 FOP=[YR=1997] S19 BAS=[YR=1997] W8 S3 W2 S13 W2 S12 E2 S18 E14 FOP=[YR=1997] E15 N9 W10 S1 W2 S2 W3 S6 \$ N6 E3 N2 E1 E10 N39 W12 S2 W7 \$ E3 N19 W3 \$ E4 S3 E15 N24 \$ PTR= E15 FUS=[YR=1997] E29 S40 W3 S2 W9 N2 W3 N29 W14 N11 \$ W15 \$ .