UNIT 206 PHASE I
PT OR 1831/1555
THE RESIDENCE OR 508/499

EMV INVESTMENTS LLC
PO BOX 17377
FERNANDINA BEACH, FL 32035

2023

00-00-30-0545-0206-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation	FITNESS CT	FITNESS CT 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	EXTERIOR	EXTERIOR 100
View Lump Sum	OCEAN	OCEAN 100
View Lump Sum	POOL	POOL 100
Desirability	TOWNHOUSE	TOWNHOUSE 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	ATT GARAGE	ATT GARAGE 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		2 100
User Defined	FIREPLACE	FIREPLACE 100
Quality	05	Quality Level 05

DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	0		0	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0545000		0				1986	1986	100	100	0		

1 CONDO – 0% - 0 SQFT=2024 HX Base Yr

BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

8144 RESIDENCE CT, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	1,264,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,264,000
SOH/AGL Deduction	519,945
ASSESSED VALUE	744,055
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	744,055
TOTAL JUST VALUE	1,264,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,204,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24017	REMODEL	8,000	10/01/2010
B0311254	REMODEL	6,900	06/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1831/1555	12/21/2012	WD	U	I	11	100
GRANTOR: CATES CHRISTOPHER U &						
GRANTEE: EMV INVESTMENTS LLC						
1135/1646	5/08/2003	WD	Q	I		490,000
GRANTOR: RUARK MEREDITH W						
GRANTEE: CATES CHRISTOPHER U						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/14/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS