UNIT 101 PHASE I & GRGE#101
THE RESIDENCE OR 508/499

ROBERTSON MALCOLM S TRUST
2973 OBSERVATORY AVENUE
CINCINNATI, OH 45208

2024

00-00-30-0545-0101-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
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	FLAT	FLAT 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	ATT GARAGE	ATT GARAGE 100
Bedrooms		3 100
Bathrooms		3 100
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	1,976		1,976	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0545000		1,976				1986	1986	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

8144 RESIDENCE CT 101, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	1,253,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,253,000
SOH/AGL Deduction	374,540
ASSESSED VALUE	878,460
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	878,460
TOTAL JUST VALUE	1,253,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,247,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003576	REMODEL	50,000	05/13/2020
B21437	REMODEL	35,000	05/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2672/1890	10/10/2023	QC	U	I	11	100
GRANTOR: ROBERTSON MALCOLM S &						
GRANTEE: ROBERTSON MALCOLM S						
2270/1212	4/26/2019	WD	Q	I	01	707,500
GRANTOR: CUZZE LORRE B & BARBA						
GRANTEE: ROBERTSON MALCOLM S						

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 08/06/2024 BY SYS