

UNIT 107 PHASE I
IN OR 1192/672
THE RESIDENCE OR 508/499

COWLEY MICHAEL J & SUZANNE M
8144 FIRST COAST HWY 107
FERNANDINA BEACH, FL 32034

2024

00-00-30-0545-0107-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
FLOOR										TYPE										5									
RECREATION										MDL										EFF. AREA									
RECREATION										TOT ADJ PTS										EFF. BASE RATE									
RECREATION										REPL. COST NEW										AYB									
LOCATION										EYB										ECON									
VIEW LUMP										FNCT										NORM									
VIEW LUMP										%										COND									
DESIRABILITY										1										CONDO - 100% - 2019									
BALCONY										HX										Base Yr 2019									
PARKING										1										CONDO - 100% - 2019									
BEDROOMS										3										100									
BATHROOMS										2										100									
OTHER ROOMS										2										100									
USER DEFINED										FIREPLACE										FIREPLACE 100									
TOTALS										2,064										2,064									
EXTRA FEATURES										8144 RESIDENCE CT 107, FERNANDINA BEACH										BLD DATE									
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									
TOTAL OB/XF										0										LGL DATE									
LAND DESCRIPTION										TOTAL OB/XF										LAND DATE									
L N										USE CODE										CLS									
LAND USE DESCRIPTION										CAP										R D									
LOC ZONE										FRONT										DEPTH									
TOT LND UTS										UNIT TYPE										D T									
DPHT 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																			