

**COOK STEPHEN M & JENNIFER L/E/
8030 FIRST COAST HWY #207
FERNANDINA BEACH, FL 32034**

00-00-30-0607-0207-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				5					
ELEMENT		CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY										5									
Floor			4	100					0607000		2,214			1999	1999	100	100	0			VALUATION BY					STANDARD													
Recreation	POOL		POOL	100					1	CONDO - 100% - 2022										HX Base Yr 2022										Tax Group: 5					Tax Dist:				
Location	END		END	100															BUILDING MARKET VALUE					1,699,575															
View Lump Sum	N. OCEAN		N. OCEAN	100															TOTAL MARKET OB/XF VALUE					0															
Desirability	4TH FLOOR		4TH FLOOR	100															TOTAL LAND VALUE - MARKET					0															
Balcony	FSP		FSP	100															TOTAL MARKET VALUE					1,699,575															
Parking/Garage	U/G GARAGE		U/G GARAGE	100															SOH/AGL Deduction					165,757															
Bedrooms			3	100															ASSESSED VALUE					1,533,818															
Bathrooms			3	100															TOTAL EXEMPTION VALUE					HX HB		50,722													
Oth Rooms			2	100															BASE TAXABLE VALUE					1,483,096															
																	TOTAL JUST VALUE					1,699,575																	
																	NCON VALUE					0																	
																	INCOME VALUE																						
																	PREVIOUS YEAR MKT VALUE					1,683,450																	