UNIT 202
IN OR 1703/387 & OR 1857/1018
THE COTTAGES AT STONEY CREEK

KESLER HEATHER
96234 STONEY CREEK PKWY
FERNANDINA BEACH, FL 32034

2023

25-2N-28-027C-0202-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View	WOODS	WOODS 100
Desirability	TOWNHOUSE	TOWNHOUSE 100
Balcony	FSP	FSP 100
Parking	B/I GARAGE	B/I GARAGE 100
Bedrooms		3 100
Bathrooms		2.5 100
Oth Rooms		2 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4076.00	

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
0278300		0				2008	2008	100	100	0		

1 CONDO – 100% - 2011 SQFT=1477 HX Base Yr 2011

96234 STONEY CREEK PKWY, 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: 4	Tax Dist:	
BUILDING MARKET VALUE		235,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		235,000
SOH/AGL Deduction		134,804
ASSESSED VALUE		100,196
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		50,196
TOTAL JUST VALUE		235,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C18891	CO ISSUED	0	07/06/2009
B0618891	NEW CONSTR	0	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1857/1018	4/30/2013	QC	U	I	11	52,000
GRANTOR: SMITH BRADLEY S						
GRANTEE: KESLER HEATHER						
1703/0387	9/10/2010	WD	Q	I	01	109,900
GRANTOR: STONEY CREEK LLC						
GRANTEE: KESLER HEATHER & BR						

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