UNIT 206
THE COTTAGES AT STONEY CREEK
CONDO OR 1518/1834

MCENTEE NANCY L
96226 STONEY CREEK PKWY #206
FERNANDINA BEACH, FL 32034

2023

25-2N-28-027C-0206-0000

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		2 100
Bathrooms		2 100
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% - 2021 SQFT=1407 HX Base Yr 2021

96226 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		232,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		232,000
SOH/AGL Deduction		100,578
ASSESSED VALUE		131,422
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		76,422
TOTAL JUST VALUE		232,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C18895	CO ISSUED	0	07/06/2009
B0618895	NEW CONSTR	0	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2392/1869	9/11/2020	WD	Q	I	01	176,500
GRANTOR: MIXON ROBERT D JR & D						
GRANTEE: MCENTEE NANCY L						
2346/1777	3/09/2020	WD	U	I	11	100
GRANTOR: MIXON ROBERT D SR						
GRANTEE: GILLESPIE DEANNA L						

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