

UNIT 301  
IN OR 2078/535  
THE COTTAGES AT STONEY CREEK

BRESKO KENNETH M  
96281 MARSH HEN RD  
FERNANDINA BEACH, FL 32034

**2023**

25-2N-28-027C-0301-0000

BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
Floor		1 100	0278300		0				2008	2008	100	100	0	
Recreation	POOL	POOL 100												
Location	EXTERIOR	EXTERIOR 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												
1 CONDO - 0% - 0 SQFT=1631 HX Base Yr														
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											

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			244,000
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			244,000
SOH/AGL Deduction			56,450
ASSESSED VALUE			187,550
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			187,550
TOTAL JUST VALUE			244,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			202,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C18899	CO ISSUED	0	07/07/2009
B0618899	NEW CONSTR	0	12/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2078/0535	10/18/2016	WD	U	I	30	79,600
GRANTOR: BRESKO STEPHEN J						
GRANTEE: BRESKO KENNETH M						
1767/0417	11/30/2011	WD	U	I	30	100
GRANTOR: BRESKO STEPHEN J						
GRANTEE: BRESKO STEPHEN J &						

EXTRA FEATURES																
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

BUILDING NOTES	

BUILDING DIMENSIONS	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV