UNIT 304
THE COTTAGES AT STONEY CREEK
CONDO OR 1518/1834

GREATHOUSE MICHAEL TROY/DAMIAN ANCUTA VIORICA
96188 STONEY CREEK PKWY #304
FERNANDINA BEACH, FL 32034

2023

25-2N-28-027C-0304-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View	WOODS	WOODS 100
Desirability	FLAT	FLAT 100
Balcony	FSP	FSP 100
Parking	B/I GARAGE	B/I GARAGE 100
Bedrooms		3 100
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% - 2023 SQFT=1680 HX Base Yr 2023

96188 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		247,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		247,000
SOH/AGL Deduction		0
ASSESSED VALUE		247,000
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		197,000
TOTAL JUST VALUE		247,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C18902	CO ISSUED	0	07/07/2009
B0618902	NEW CONSTR	0	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2572/1310	6/23/2022	WD	Q	I	01	285,000
GRANTOR: TEN POINT HOLDINGS LL						
GRANTEE: GREATHOUSE MICHAEL						
2558/1719	4/21/2022	WD	Q	I	01	228,800
GRANTOR: SMITH BARBARA J & MIC						
GRANTEE: TEN POINTS HOLDINGS						

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