

BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS											NASSAU COUNTY PROPERTY					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY			
Floor		1 100	0278300		0				2008	2008	100	100	0		STANDARD			
Recreation	POOL	POOL 100	1 CONDO - 0% - 0											Tax Group: 4		Tax Dist:		
Location	INTERIOR	INTERIOR 100	SQFT=1477											BUILDING MARKET VALUE				
View	WOODS	WOODS 100	HX Base Yr											TOTAL MARKET OB/XF VALUE				
Desirability	TOWNHOUSE	TOWNHOUSE 100												TOTAL LAND VALUE - MARKET				
Balcony	FOP	FOP 100												TOTAL MARKET VALUE				
Parking/B/I	GARAGE	B/I GARAGE 100												SOH/AGL Deduction				
Bedrooms		3 100												ASSESSED VALUE				
Bathrooms		2.5 100												TOTAL EXEMPTION VALUE				
Oth Rooms		2 100												BASE TAXABLE VALUE				
Quality		03	Quality Level 03											TOTAL JUST VALUE				
DOR CODE		0400	CONDOMINIUM											NCON VALUE				
MAP NUM			MKT AREA											INCOME VALUE				
NEIGHBORHOOD/LOC		4076.00												PREVIOUS YEAR MKT VALUE				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE														
TOTALS		0	0															

VALUATION SUMMARY			
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	54,710		
ASSESSED VALUE	180,290		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	180,290		
TOTAL JUST VALUE	235,000		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	194,000		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18954	NEW CONSTR	0	12/01/2006
C18954	CO ISSUED	0	12/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2240/0058	11/21/2018	WD	U	I	37	135,000
GRANTOR: DEVEREAUX MICHAEL ANT						
GRANTEE: SHAH CHETAN N & HIN						
1692/0204	7/28/2010	WD	Q	I	01	109,900
GRANTOR: STONEY CREEK LLC						
GRANTEE: DEVEREAUX MICHAEL A						

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
96044 STONEY CREEK PKWY, FERNANDINA BEACH																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																

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