

UNIT 1102  
IN OR 2236/138  
THE COTTAGES AT STONEY CREEK

FINKBEINER STEPHEN & JENNIFER  
8914 177TH ST W  
LAKEVILLE, MN 55044

2023

25-2N-28-027C-1102-0000

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				SQFT=1477						HX Base Yr		VALUATION BY				
Location	INTERIOR	INTERIOR 100														Tax Group: 4		Tax Dist:	
View	COMMERCIAL	COMMERCIAL 100														BUILDING MARKET VALUE		235,000	
Desirability	TOWNHOUSE	TOWNHOUSE 100														TOTAL MARKET OB/XF VALUE		0	
Balcony	FSP	FSP 100														TOTAL LAND VALUE - MARKET		0	
Parking/B/I GARAGE	B/I GARAGE	B/I GARAGE 100														TOTAL MARKET VALUE		235,000	
Bedrooms		3 100														SOH/AGL Deduction		54,710	
Bathrooms		2.5 100														ASSESSED VALUE		180,290	
Oth Rooms		2 100														TOTAL EXEMPTION VALUE		0	
Quality		03 Quality Level 03														BASE TAXABLE VALUE		180,290	
DOR CODE		0400 CONDOMINIUM														TOTAL JUST VALUE		235,000	
MAP NUM		MKT AREA 04														NCON VALUE		0	
NEIGHBORHOOD/LOC		4076.00														INCOME VALUE			
TOTALS		0 0														PREVIOUS YEAR MKT VALUE		194,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18972	NEW CONSTR	0	01/01/2006
C18972	NEW CONSTR	0	01/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2236/0138	11/09/2018	WD	Q	I	01	165,000	
GRANTOR: RODRIGUEZ FERNANDO &							
GRANTEE: FINKBEINER STEPHEN							
1780/1031	2/24/2012	WD	Q	I	02	104,900	
GRANTOR: FEDERAL NATIONAL MORT							
GRANTEE: RODRIGUEZ FERNANDO							

EXTRA FEATURES														BLD DATE		LGL DATE		
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	XF DATE	LAND DATE
96043 COTTAGE CT, FERNANDINA BEACH																		
INC 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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV