

UNIT 1106
THE COTTAGES AT STONEY CREEK
OR 1518/1834

VIRGEN ALVARO JORGE L/E/
96051 COTTAGE CT
FERNANDINA BEACH, FL 32034

2023

25-2N-28-027C-1106-0000



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		<table border="1"> <tr> <td>VALUATION BY</td> <td colspan="3">STANDARD</td> </tr> <tr> <td>Tax Group: 4</td> <td colspan="3">Tax Dist:</td> </tr> <tr> <td>BUILDING MARKET VALUE</td> <td colspan="3">232,000</td> </tr> <tr> <td>TOTAL MARKET OB/XF VALUE</td> <td colspan="3">0</td> </tr> <tr> <td>TOTAL LAND VALUE - MARKET</td> <td colspan="3">0</td> </tr> <tr> <td>TOTAL MARKET VALUE</td> <td colspan="3">232,000</td> </tr> <tr> <td>SOH/AGL Deduction</td> <td colspan="3">76,048</td> </tr> <tr> <td>ASSESSED VALUE</td> <td colspan="3">155,952</td> </tr> <tr> <td>TOTAL EXEMPTION VALUE</td> <td>HX HB</td> <td colspan="2">50,000</td> </tr> <tr> <td>BASE TAXABLE VALUE</td> <td colspan="3">105,952</td> </tr> <tr> <td>TOTAL JUST VALUE</td> <td colspan="3">232,000</td> </tr> <tr> <td>NCON VALUE</td> <td colspan="3">0</td> </tr> <tr> <td>INCOME VALUE</td> <td colspan="3"></td> </tr> <tr> <td>PREVIOUS YEAR MKT VALUE</td> <td colspan="3">191,000</td> </tr> </table>										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	76,048			ASSESSED VALUE	155,952			TOTAL EXEMPTION VALUE	HX HB	50,000		BASE TAXABLE VALUE	105,952			TOTAL JUST VALUE	232,000			NCON VALUE	0			INCOME VALUE				PREVIOUS YEAR MKT VALUE	191,000		
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Recreation	POOL	POOL 100	1 CONDO - 100% - 2021										SQFT=1407 HX Base Yr 2021																																																																			
Location	INTERIOR	INTERIOR 100																																																																														
View	COMMERCIAL	COMMERCIAL 100																																																																														
Desirability	FLAT	FLAT 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																																																																													
EXTRA FEATURES					96051 COTTAGE CT, FERNANDINA BEACH																																																																											
					BLD DATE					LGL DATE																																																																						
					XF DATE					LAND DATE																																																																						
					INC DATE					AG 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																																																																	
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LAND DESCRIPTION																	TOTAL OB/XF 0																																																															
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																																																								
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																																																																																

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18976	NEW CONSTR	0	01/01/2006
C18976	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2501/0775	9/27/2021	QC	U	I	11	100
GRANTOR: VIRGEN ALVARO JORGE						
GRANTEE: VIRGEN ALVARO JORGE						
2196/1416	5/15/2018	SW	U	I	12	159,900
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: VIRGEN ALVARO JORGE						

BUILDING NOTES

BUILDING DIMENSIONS