UNIT 1107
THE COTTAGES AT STONEY CREEK
OR 1518/1834

YOUNG FAMILY REVOCABLE TRUST/YOUNG MALCOM D TRUSTE
7 SPRING HILL ROAD
GREENLAND, NH 03840

2023

25-2N-28-027C-1107-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View	COMMERCIAL	COMMERCIAL 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
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 – 0% - 0 SQFT=1477 HX Base Yr

BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE

96053 COTTAGE CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	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	
PREVIOUS YEAR MKT VALUE	194,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18977	NEW CONSTR	0	01/01/2007
C18977	CO ISSUED	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2606/0513	11/27/2022	WD	U	I	11	100
GRANTOR: YOUNG NORMA & MALCOM						
GRANTEE: YOUNG FAMILY REVOCA						
1718/1727	11/10/2010	WD	Q	I	02	99,900
GRANTOR: STONEY CREEK LLC						
GRANTEE: YOUNG NORMA & MALCO						

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