

UNIT 1108  
IN OR 2158/18  
THE COTTAGES AT STONEY CREEK

RILEY SUSAN A  
96055 COTTAGE COURT  
FERNANDINA BEACH, FL 32034

**2023**

25-2N-28-027C-1108-0000  


| BUILDING CHARACTERISTICS  |                  |                  |                                    |                      |           |             |                |                |      | MARKET ADJUSTMENTS |      |      |      |        |         |    |                  |                                    |      |             |         |  |          |    |                  |         |  |           |                  |             |              |                      |  |  |  |  |  |
|---|------------------|------------------|------------------------------------|----------------------|-----------|-------------|----------------|----------------|------|--------------------|------|------|------|--------|---------|----|------------------|------------------------------------|------|-------------|---------|--|----------|----|------------------|---------|--|-----------|------------------|-------------|--------------|----------------------|--|--|--|--|--|
| ELEMENT   | CD               | CONSTRUCTION     | TYPE                               | MDL                  | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB                | ECON | FNCT | NORM | % COND |         |    |                  |                                    |      |             |         |  |          |    |                  |         |  |           |                  |             |              |                      |  |  |  |  |  |
| Floor   |                  | 1 100            | 0278300                            |                      | 0         |             |                |                | 2008 | 2008               | 100  | 100  | 0    |        |         |    |                  |                                    |      |             |         |  |          |    |                  |         |  |           |                  |             |              |                      |  |  |  |  |  |
| Recreation  | POOL             | POOL 100         | 1 CONDO - 100% - 2019              |                      |           |             |                |                |      |                    |      |      |      |        |         |    |                  |                                    |      |             |         |  |          |    |                  |         |  |           |                  |             |              |                      |  |  |  |  |  |
| Location  | EXTERIOR         | EXTERIOR 100     | SQFT=1631                          |                      |           |             |                |                |      |                    |      |      |      |        |         |    |                  |                                    |      |             |         |  |          |    |                  |         |  |           |                  |             |              |                      |  |  |  |  |  |
| View  | COMMERCIAL       | COMMERCIAL 100   | HX Base Yr 2019                    |                      |           |             |                |                |      |                    |      |      |      |        |         |    |                  |                                    |      |             |         |  |          |    |                  |         |  |           |                  |             |              |                      |  |  |  |  |  |
| 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            |                                    |                      |           |             |                |                |      |                    |      |      |      |        |         |    |                  |                                    |      |             |         |  |          |    |                  |         |  |           |                  |             |              |                      |  |  |  |  |  |
| <table border="1"> <tr> <td>Quality</td> <td>03</td> <td>Quality Level 03</td> </tr> <tr> <td>DOR CODE</td> <td>0400</td> <td>CONDOMINIUM</td> </tr> <tr> <td>MAP NUM</td> <td></td> <td>MKT AREA</td> <td>04</td> </tr> <tr> <td>NEIGHBORHOOD/LOC</td> <td colspan="2">4076.00</td> </tr> <tr> <td>AREA TYPE</td> <td>TOTAL GROSS AREA</td> <td>PCT OF BASE</td> <td>TOT ADJ AREA</td> <td>SUBAREA MARKET VALUE</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table> |                  |                  |                                    |                      |           |             |                |                |      |                    |      |      |      |        | 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 |  |  |  |  |  |
| 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 |           |             |                |                |      |                    |      |      |      |        |         |    |                  |                                    |      |             |         |  |          |    |                  |         |  |           |                  |             |              |                      |  |  |  |  |  |
|   |                  |                  |                                    |                      |           |             |                |                |      |                    |      |      |      |        |         |    |                  |                                    |      |             |         |  |          |    |                  |         |  |           |                  |             |              |                      |  |  |  |  |  |
| <table border="1"> <tr> <td>TOTALS</td> <td>0</td> <td>0</td> <td colspan="12">96055 COTTAGE CT, FERNANDINA BEACH</td> </tr> </table>   |                  |                  |                                    |                      |           |             |                |                |      |                    |      |      |      |        | TOTALS  | 0  | 0                | 96055 COTTAGE CT, FERNANDINA BEACH |      |             |         |  |          |    |                  |         |  |           |                  |             |              |                      |  |  |  |  |  |
| TOTALS  | 0                | 0                | 96055 COTTAGE CT, FERNANDINA BEACH |                      |           |             |                |                |      |                    |      |      |      |        |         |    |                  |                                    |      |             |         |  |          |    |                  |         |  |           |                  |             |              |                      |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |           | PAGE 1 of 1 | 4        |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY         |           |             |          |
| VALUATION BY              |           |             | STANDARD |
| Tax Group: 4              | Tax Dist: |             |          |
| BUILDING MARKET VALUE     |           |             | 244,000  |
| TOTAL MARKET OB/XF VALUE  |           |             | 0        |
| TOTAL LAND VALUE - MARKET |           |             | 0        |
| TOTAL MARKET VALUE        |           |             | 244,000  |
| SOH/AGL Deduction         |           |             | 90,167   |
| ASSESSED VALUE            |           |             | 153,833  |
| TOTAL EXEMPTION VALUE     | HX HB SX  |             | 100,000  |
| BASE TAXABLE VALUE        |           |             | 53,833   |
| TOTAL JUST VALUE          |           |             | 244,000  |
| NCON VALUE                |           |             | 0        |
| INCOME VALUE              |           |             |          |
| PREVIOUS YEAR MKT VALUE   |           |             | 202,000  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| B18978     | NEW CONSTR  | 0   | 01/01/2006 |
| C18978     | CO ISSUED   | 0   | 01/01/2006 |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2158/0018                      | 11/01/2017 | QC        | U   | I   | 11     | 100        |
| GRANTOR: LITTEN DAVID L        |            |           |     |     |        |            |
| GRANTEE: RILEY SUSAN A         |            |           |     |     |        |            |
| 2109/0374                      | 3/22/2017  | FJ        | U   | I   | 11     | 0          |
| GRANTOR: LITTEN DOROTHY LYNN E |            |           |     |     |        |            |
| GRANTEE: LITTEN DAVID L        |            |           |     |     |        |            |

| 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 |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |