

UNIT 1201
THE COTTAGES AT STONEY CREEK
OR 1518/1834

GONZALEZ CEZAR & SONIA M
96021 COTTAGE CT #1201
FERNANDINA BEACH, FL 32034

2023

25-2N-28-027C-1201-0000



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										Tax Group: 4 Tax Dist:					
Location	EXTERIOR	EXTERIOR 100	SQFT=1631										BUILDING MARKET VALUE 244,000					
View	COMMERCIAL	COMMERCIAL 100	HX Base Yr										TOTAL MARKET OB/XF VALUE 0					
Desirability	TOWNHOUSE	TOWNHOUSE 100											TOTAL LAND VALUE - MARKET 0					
Balcony	FSP	FSP 100											TOTAL MARKET VALUE 244,000					
Parking	B/I GARAGE	B/I GARAGE 100											SOH/AGL Deduction 56,450					
Bedrooms		3 100											ASSESSED VALUE 187,550					
Bathrooms		2.5 100											TOTAL EXEMPTION VALUE 0					
Oth Rooms		2 100											BASE TAXABLE VALUE 187,550					
Quality 03 Quality Level 03													TOTAL JUST VALUE 244,000					
DOR CODE 0400 CONDOMINIUM													NCON VALUE 0					
MAP NUM MKT AREA 04													INCOME VALUE					
NEIGHBORHOOD/LOC 4076.00													PREVIOUS YEAR MKT VALUE 202,000					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE														
TOTALS 0 0																		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18979	NEW CONSTR	0	01/01/2006
B18980	NEW CONSTR	0	01/01/2006
C18979	CO ISSUED	0	01/01/2006
C18980	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2316/1122	10/30/2019	WD	Q	I	02	170,000

GRANTOR: DAMON GLEN TREMEL & S
GRANTEE: GONZALEZ CEZAR & SO
2085/0106 11/01/2016 QC U I 11 100
GRANTOR: TREMEL DAMON G & SARA
GRANTEE: TREMEL DAMON GLEN &

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	AG DATE			
															96021 COTTAGE CT, FERNANDINA BEACH							

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