

UNIT 1205
 IN OR 1715/1398 & OR 1884/1703
 THE COTTAGES AT STONEY CREEK

MCNEIL SANDRA E
 96029 COTTAGE CT
 FERNANDINA BEACH, FL 32034

2023

25-2N-28-027C-1205-0000

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		2 100	0278300		0				2008	2008	100	100	0	
Recreation	POOL	POOL 100	1 CONDO - 100% - 2011 SQFT=1680 HX Base Yr 2011											
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		3 100												
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										

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			247,000
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			247,000
SOH/AGL Deduction			131,805
ASSESSED VALUE			115,195
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			65,195
TOTAL JUST VALUE			247,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			204,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18984	NEW CONSTR	0	01/01/2006
C18984	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1884/1703	9/25/2013	SW	U	I	16	100
GRANTOR: MCCLELLAND CLIFFORD J						
GRANTEE: MCNEIL SANDRA E						
1715/1398	12/16/2010	WD	U	I	11	101,000
GRANTOR: FEDERAL HOME LOAN MTG						
GRANTEE: MCCLELLAND CLIFFORD						

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													
96029 COTTAGE CT, FERNANDINA BEACH																																

BUILDING NOTES

BUILDING DIMENSIONS

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					