

UNIT 1207
IN OR 1906/1627
THE COTTAGES AT STONEY CREEK

WHITE DAVID KEVIN/CHAE-WHITE HYE CHONG
95674 WILDER BLVD
FERNANDINA BEACH, FL 32034

2023

25-2N-28-027C-1207-0000


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		
Floor		1 100	0278300		0				2008	2008	100	100	0			
Recreation	POOL	POOL 100	1 CONDO - 0% - 0													
Location	INTERIOR	INTERIOR 100	SQFT=1477											HX Base Yr		
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												

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
B18986	NEW CONSTR	0	01/01/2006
C18986	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1906/1627	3/12/2014	QC	U	I	11	100
GRANTOR: CHAE PROPERTIES LLC						
GRANTEE: WHITE DAVID KEVIN &						
1876/0155	8/12/2013	QC	U	I	11	100
GRANTOR: WHITE DAVID K						
GRANTEE: CHAE PROPERTIES LLC						

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													
96033 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