

UNIT 1301  
THE COTTAGES AT STONEY CREEK  
OR 1518/1834

STUART REBECCA M L/E/  
96001 COTTAGE CT  
FERNANDINA BEACH, FL 32034

**2023**

25-2N-28-027C-1301-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD	TYPE	MDL
Floor		1	100
Recreation	POOL	POOL	100
Location	EXTERIOR	EXTERIOR	100
View	WOODS	WOODS	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 - 100% - 2020			SQFT=1631			HX Base Yr 2020					

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 WX		55,000
BASE TAXABLE VALUE			98,833
TOTAL JUST VALUE			244,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			202,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21327	ADDITION	500	04/01/2008
C18988	CO ISSUED	0	01/01/2006
B18988	NEW CONSTR	0	01/01/2006
C18988	NEW CONSTR	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2339/0260	2/11/2020	LE U	I	I	11	100
GRANTOR: STUART REBECCA M						
GRANTEE: PATIENCE TRACY R						
2278/1678	5/31/2019	WD Q	I	I	01	172,000
GRANTOR: KRISHNAN MARILYN A &						
GRANTEE: STUART REBECCA M						

EXTRA FEATURES																
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
96001 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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV