

UNIT 1302
IN OR 2074/1789
THE COTTAGES AT STONEY CREEK

HAMER STUART R
2898 BREAKERS DR
FERNANDINA BEACH, FL 32034

2023

25-2N-28-027C-1302-0000

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			
View	WOODS	WOODS 100												HX Base Yr			
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 SUMMARY		STANDARD
VALUATION BY		
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
B21326	ADDITION	500	04/01/2008
B18990	NEW CONSTR	0	12/01/2006
C18990	CO ISSUED	0	12/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2074/1789	9/24/2016	WD	Q	I	01	155,000
GRANTOR: BARRY MICHAEL D						
GRANTEE: HAMER STUART R						
1575/1261	7/08/2008	WD	Q	I		174,900
GRANTOR: COTTAGES AT STONEY CR						
GRANTEE: BARRYMICHAEL D						

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
96003 COTTAGE CT, FERNANDINA BEACH																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																

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
REVIEW DATE 10/08/2021 BY JW																								