

UNIT 1303  
IN OR 1979/172  
THE COTTAGES AT STONEY CREEK

WAGNER WINONA MARIE  
96005 COTTAGE CT #1303  
FERNANDINA BEACH, FL 32034

**2023**

25-2N-28-027C-1303-0000  


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		1 100	0278300		0				2008	2008	100	100	0	
Recreation	POOL	POOL 100	1 CONDO - 100% - 2016 SQFT=1407 HX Base Yr 2016											
Location	INTERIOR	INTERIOR 100												
View	WOODS	WOODS 100												
Desirability	FLAT	FLAT 100												
Balcony	FSP	FSP 100												
Parking	B/I GARAGE	B/I GARAGE 100												
Bedrooms		2 100												
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		232,000	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		232,000	
SOH/AGL Deduction		97,563	
ASSESSED VALUE		134,437	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		84,437	
TOTAL JUST VALUE		232,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		191,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18991	NEW CONSTR	0	01/01/2006
C18991	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
1979/0172	5/08/2015	WD Q	I	02	143,000	
GRANTOR: ROSENE JAMES M & JILL						
GRANTEE: WAGNER WINONA MARIE						
1720/0683	12/22/2010	WD U	I	11	100	
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: ROSENE JAMES M & JI						

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