

UNIT 1306
IN OR 1990/205
THE COTTAGES AT STONEY CREEK

BLACKWELDER KENNETH J
96011 COTTAGE CT
FERNANDINA BEACH, FL 32034

2023

25-2N-28-027C-1306-0000


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 - 100% - 2016														
Location	INTERIOR	INTERIOR 100												SQFT=1407			
View	WOODS	WOODS 100												HX Base Yr 2016			
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													

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
B18994	NEW CONSTR	0	01/01/2006
C18994	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1990/0205	6/25/2015	WD	Q	I	01	147,500
GRANTOR: OWENS PATRICIA A						
GRANTEE: BLACKWELDER KENNETH						
1529/1053	10/09/2007	WD	Q	I		187,000
GRANTOR: COTTAGES AT STONEY CR						
GRANTEE: OWENS PATRICIA A						

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	
															96011 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