

UNIT 1401
IN OR 2073/688
THE COTTAGES AT STONEY CREEK

BROUGHTON SERENA
96028 COTTAGE CT #1401
FERNANDINA BEACH, FL 32034

2023

25-2N-28-027C-1401-0000

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															
Location	EXTERIOR	EXTERIOR 100															
View	WOODS	WOODS 100															
Desirability	TOWNHOUSE	TOWNHOUSE 100															
Balcony	FSP	FSP 100															
Parking/I	GARAGE	B/I GARAGE 100															
Bedrooms		3 100															
Bathrooms		2.5 100															
Oth Rooms		2 100															
1 CONDO - 0% - 0 SQFT=1631 HX Base Yr																	
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		244,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		244,000
SOH/AGL Deduction		56,450
ASSESSED VALUE		187,550
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		187,550
TOTAL JUST VALUE		244,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18997	NEW CONSTR	0	01/01/2008
B18998	NEW CONSTR	0	01/01/2008
C18997	CO ISSUED	0	01/01/2008
C18998	CO ISSUED	0	01/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2073/0688	9/16/2016	TD	Q	I	01	159,000
GRANTOR: EQUITY TRUST CO AS CU						
GRANTEE: BROUGHTON SERENA						
1712/1854	11/18/2010	WD	Q	I	01	109,800
GRANTOR: STONEY CREEK LLC						
GRANTEE: EQUITY TRUST COMPAN						

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
96028 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