

UNIT 1402  
IN OR 1864/156  
THE COTTAGES AT STONEY CREEK

LONG JOHN T  
96026 COTTAGE CT  
FERNANDINA BEACH, FL 32034

**2023**

25-2N-28-027C-1402-0000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD	TYPE	MDL
Floor		1	100
Recreation	POOL	POOL	100
Location	INTERIOR	INTERIOR	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% - 2014			SQFT=1477			HX Base Yr 2014					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
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			116,341
ASSESSED VALUE			118,659
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			68,659
TOTAL JUST VALUE			235,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			194,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25207	REMODEL	800	10/01/2011
B18999	NEW CONSTR	0	01/01/2006
C18999	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1864/0156	6/21/2013	WD	Q	I	02	120,000
GRANTOR: DUFFY ROBERT P						
GRANTEE: LONG JOHN T						
1715/0461	11/18/2010	WD	Q	I	01	109,900
GRANTOR: STONEY CREEK LLC						
GRANTEE: DUFFY ROBERT P						

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										
96026 COTTAGE CT, FERNANDINA BEACH																										
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>															BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
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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
REVIEW DATE 10/08/2021 BY JW																								