

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		2 100	0278300		0				2008	2008	100	100	0			
Recreation	POOL	POOL 100	1 CONDO - 0% - 0													
Location	INTERIOR	INTERIOR 100	SQFT=1680											HX Base Yr		
View	WOODS	WOODS 100														
Desirability	FLAT	FLAT 100														
Balcony	FSP	FSP 100														
Parking	B/I GARAGE	B/I GARAGE 100														
Bedrooms		3 100														
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 SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		247,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		247,000
SOH/AGL Deduction		57,030
ASSESSED VALUE		189,970
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		189,970
TOTAL JUST VALUE		247,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19002	NEW CONSTR	0	01/01/2006
C19002	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
1709/1322	10/29/2010	WD Q	I	01	121,900	
GRANTOR: STONEY CREEK LLC						
GRANTEE: SWINDLE AMY M & ROY						
1674/0112	4/19/2010	WD U	I	30	10,880,000	
GRANTOR: COTTAGES AT STONEY CR						
GRANTEE: STONEY CREEK LLC						

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													
96020 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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV