

UNIT 1406
IN OR 1763/1060
THE COTTAGES AT STONEY CREEK

DUFFY DONNA L
96018 COTTAGE COURT
FERNANDINA BEACH, FL 32034

2023

25-2N-28-027C-1406-0000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		1 100	0278300
Recreation	POOL	POOL 100	
Location	INTERIOR	INTERIOR 100	
View	WOODS	WOODS 100	
Desirability	FLAT	FLAT 100	
Balcony	FOP	FOP 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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
						2008	2008	100	100		
1 CONDO - 100% - 2012			SQFT=1407			HX Base Yr 2012					

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		131,804	
ASSESSED VALUE		100,196	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		50,196	
TOTAL JUST VALUE		232,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		191,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19003	NEW CONSTR	0	01/01/2006
C19003	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1763/1060	11/07/2011	WD	Q	I	02	109,000
GRANTOR: TURGEON CHARLENE						
GRANTEE: DUFFY DONNA L						
1737/1261	5/04/2011	PR	U	I	19	100
GRANTOR: WEST TAMMY P/R						
GRANTEE: TURGEON CHARLENE &						

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
96018 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