

UNIT 1408
IN OR 2103/1177
THE COTTAGES AT STONEY CREEK

MCCALL JAMES M & CHRISTINE M
96014 COTTAGE CT
FERNANDINA BEACH, FL 32034

2023

25-2N-28-027C-1408-0000



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	VALUATION SUMMARY																																																																	
Floor		1 100	0278300		0				2008	2008	100	100	0		<table border="1"> <tr> <td>VALUATION BY</td> <td colspan="3">STANDARD</td> </tr> <tr> <td>Tax Group: 4</td> <td colspan="3">Tax Dist:</td> </tr> <tr> <td>BUILDING MARKET VALUE</td> <td colspan="3">244,000</td> </tr> <tr> <td>TOTAL MARKET OB/XF VALUE</td> <td colspan="3">0</td> </tr> <tr> <td>TOTAL LAND VALUE - MARKET</td> <td colspan="3">0</td> </tr> <tr> <td>TOTAL MARKET VALUE</td> <td colspan="3">244,000</td> </tr> <tr> <td>SOH/AGL Deduction</td> <td colspan="3">90,368</td> </tr> <tr> <td>ASSESSED VALUE</td> <td colspan="3">153,632</td> </tr> <tr> <td>TOTAL EXEMPTION VALUE</td> <td colspan="3">HX HB 50,000</td> </tr> <tr> <td>BASE TAXABLE VALUE</td> <td colspan="3">103,632</td> </tr> <tr> <td>TOTAL JUST VALUE</td> <td colspan="3">244,000</td> </tr> <tr> <td>NCON VALUE</td> <td colspan="3">0</td> </tr> <tr> <td>INCOME VALUE</td> <td colspan="3"></td> </tr> <tr> <td>PREVIOUS YEAR MKT VALUE</td> <td colspan="3">202,000</td> </tr> </table>										VALUATION BY	STANDARD			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	90,368			ASSESSED VALUE	153,632			TOTAL EXEMPTION VALUE	HX HB 50,000			BASE TAXABLE VALUE	103,632			TOTAL JUST VALUE	244,000			NCON VALUE	0			INCOME VALUE				PREVIOUS YEAR MKT VALUE	202,000		
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Recreation	POOL	POOL 100	1 CONDO - 100% - 2018										SQFT=1631 HX Base Yr 2018																																																																			
Location	EXTERIOR	EXTERIOR 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																																																																													
EXTRA FEATURES																																																																																
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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																																																																
																	TOTAL OB/XF								0																																																							
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																																																								
REVIEW DATE 10/08/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS																																																																																

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19005	NEW CONSTR	0	01/01/2006
C19005	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2103/1177	2/24/2017	WD Q	Q	I	01	158,000
GRANTOR: MCKENNA GEORGE & MARI						
GRANTEE: MCCALL JAMES M & CH						
1529/1178	10/09/2007	WD Q	Q	I		217,500
GRANTOR: COTTAGES AT STONEY CR						
GRANTEE: DYER MARILYN & GEOR						

BUILDING NOTES																								

BUILDING DIMENSIONS																								