

UNIT 1502
THE COTTAGES AT STONEY CREEK
OR 1518/1834

MANNARINO PAMELA J LVG TRUST/MANNARINO PAMELA J TR
96173 STONEY DR
FERNANDINA BEACH, FL 32034

2023

25-2N-28-027C-1502-0000

BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS										
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	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												
1 CONDO - 0% - 0 SQFT=1477 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											

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			54,710
ASSESSED VALUE			180,290
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			180,290
TOTAL JUST VALUE			235,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			194,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19008	NEW CONSTR	0	01/01/2006
C19008	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2400/0048	8/07/2020	TD	U	I	11	100
GRANTOR: MANNARINO PAMELA J						
GRANTEE: MANNARINO PAMELA J						
1991/0697	7/15/2015	WD	Q	I	02	139,500
GRANTOR: HAYES BAXTER M						
GRANTEE: HINSON KIMBERLY D &						

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
96056 COTTAGE CT, FERNANDINA BEACH																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																

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