

UNIT 1504  
THE COTTAGES AT STONEY CREEK  
OR 1518/1834

MCBRYAR VICKIE/JOLANDER KURTIS CHASE  
12134 SOUTH MAIN STREET  
TRENTON, GA 30752

2023

25-2N-28-027C-1504-0000

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		2 100	0278300		0				2008	2008	100	100	0		VALUATION BY	STANDARD					
Recreation	POOL	POOL 100	1 CONDO - 0% - 0										VALUATION BY	STANDARD							
Location	INTERIOR	INTERIOR 100	SQFT=1680										Tax Group: 4	Tax Dist:							
View	WOODS	WOODS 100	HX Base Yr										BUILDING MARKET VALUE	247,000							
Desirability	FLAT	FLAT 100											TOTAL MARKET OB/XF VALUE	0							
Balcony	FSP	FSP 100											TOTAL LAND VALUE - MARKET	0							
Parking	B/I GARAGE	B/I GARAGE 100											TOTAL MARKET VALUE	247,000							
Bedrooms		3 100											SOH/AGL Deduction	0							
Bathrooms		2 100											ASSESSED VALUE	247,000							
Oth Rooms		2 100											TOTAL EXEMPTION VALUE	0							
Quality 03 Quality Level 03															BASE TAXABLE VALUE				247,000		
DOR CODE 0400 CONDOMINIUM															TOTAL JUST VALUE				247,000		
MAP NUM MKT AREA 04															NCON VALUE				0		
NEIGHBORHOOD/LOC 4076.00															INCOME VALUE				0		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE											PREVIOUS YEAR MKT VALUE				204,000		
TOTALS 0 0																					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26317	REMODEL	950	08/01/2012
B19010	NEW CONSTR	0	01/01/2006
C19010	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2570/1643	6/10/2022	WD Q	I	01	285,000	
GRANTOR: GREEN DONNIE & JACK (						
GRANTEE: MCBRYAR VICKIE & KU						
1712/1846	11/30/2010	WD U	I	11	100	
GRANTOR: STONEY CREEK LLC						
GRANTEE: GREEN DONNIE						

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			
96052 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