

UNIT 1506
IN OR 1918/1885
THE COTTAGES AT STONEY CREEK

VIRUET ELIZABETH
96048 COTTAGE CT UNIT 1506
FERNANDINA BEACH, FL 32034

2023

25-2N-28-027C-1506-0000


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	FSP	FSP 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% - 2015			SQFT=1407			HX Base Yr 2015					

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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		108,397	
ASSESSED VALUE		123,603	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		73,603	
TOTAL JUST VALUE		232,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		191,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19012	NEW CONSTR	0	01/01/2006
C19012	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1918/1885	5/21/2014	WD	Q	I	02	126,000
GRANTOR: GRAGO LINDA K						
GRANTEE: VIRUET ELIZABETH						
1718/1797	9/08/2010	WD	Q	I	01	112,900
GRANTOR: STONEY CREEK LLC						
GRANTEE: GRAGO LINDA K						

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
96048 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