

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD	TYPE	MDL
Floor		1 100	0278300
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	
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											
TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
1 CONDO - 100% - 2016			2008	2008	100	100	0		HX Base Yr 2016		
SQFT=1477											

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			100,563
ASSESSED VALUE			134,437
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			84,437
TOTAL JUST VALUE			235,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			194,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19013	NEW CONSTR	0	01/01/2006
C19013	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2015/0268	10/30/2015	WD	U	I	11	100
GRANTOR: EAST MARY ANN						
GRANTEE: EAST JOSEPH REMINGT						
1865/0578	7/01/2013	WD	Q	I	02	120,000
GRANTOR: LATHROP DENNIS P & SU						
GRANTEE: EAST MARY ANN						

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														
96046 COTTAGE CT, FERNANDINA BEACH																																	

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION										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					