

UNIT 1601
THE COTTAGES AT STONEY CREEK
OR 1518/1834

PATEL PARBHUBHAI NARSINHBHAI
7624 LAKECREST CIR
IRVING, TX 75063

2023

25-2N-28-027C-1601-0000

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			4	
Recreation	POOL	POOL 100	1 CONDO - 0% - 0											STANDARD			
Location	EXTERIOR	EXTERIOR 100	SQFT=1631											Tax Group: 4 Tax Dist:			
View	WOODS	WOODS 100	HX Base Yr											BUILDING MARKET VALUE 244,000			
Desirability	TOWNHOUSE	TOWNHOUSE 100												TOTAL MARKET OB/XF VALUE 0			
Balcony	FOP	FOP 100												TOTAL LAND VALUE - MARKET 0			
Parking/B/I GARAGE	B/I GARAGE	B/I GARAGE 100												TOTAL MARKET VALUE 244,000			
Bedrooms		3 100												SOH/AGL Deduction 21,800			
Bathrooms		2.5 100												ASSESSED VALUE 222,200			
Oth Rooms		2 100												TOTAL EXEMPTION VALUE 0			
														BASE TAXABLE VALUE 222,200			
														TOTAL JUST VALUE 244,000			
														NCON VALUE 0			
														INCOME VALUE 0			
														PREVIOUS YEAR MKT VALUE 202,000			
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														

VALUATION SUMMARY			
Tax Group: 4	Tax Dist:		STANDARD
BUILDING MARKET VALUE			244,000
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			244,000
SOH/AGL Deduction			21,800
ASSESSED VALUE			222,200
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			222,200
TOTAL JUST VALUE			244,000
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			202,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19015	NEW CONSTR	0	01/01/2006
B19016	NEW CONSTR	0	01/01/2006
C19015	CO ISSUED	0	01/01/2006
C19016	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2503/0891	10/05/2021	WD	Q	I	01	225,000
GRANTOR: SPITZFORM BRYAN C						
GRANTEE: PATEL PARBHUBHAI NA						
1697/1938	8/27/2010	WD	Q	I	01	119,900
GRANTOR: STONEY CREEK LLC						
GRANTEE: SPITZFORM BRYAN C						

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														
96213 STONEY DR, 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