

UNIT 1605  
IN OR 1705/1597  
THE COTTAGES AT STONEY CREEK

SANTELLI JAMES E III  
64 MARINERS LN  
MYSTIC, CT 06355

2023

25-2N-28-027C-1605-0000

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
Floor		2 100	0278300		0				2008	2008	100	100	0	
Recreation	POOL	POOL 100	1 CONDO - 0% - 0											
Location	INTERIOR	INTERIOR 100	SQFT=1680											
View	WOODS	WOODS 100	HX Base Yr											
Desirability	FLAT	FLAT 100												
Balcony	FSP	FSP 100												
Parking	B/I GARAGE	B/I GARAGE 100												
Bedrooms		3 100												
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											

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		247,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		247,000
SOH/AGL Deduction		57,030
ASSESSED VALUE		189,970
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		189,970
TOTAL JUST VALUE		247,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19020	NEW CONSTR	0	01/01/2006
C19020	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
1705/1597	10/13/2010	WD Q	I	01	121,900	
GRANTOR: STONEY CREEK LLC						
GRANTEE: SANTELLI JAMES E II						
1674/0112	4/19/2010	WD U	I	30	10,880,000	
GRANTOR: COTTAGES AT STONEY CR						
GRANTEE: STONEY CREEK LLC						

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
96221 STONEY DR, 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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV