

UNIT 1606
THE COTTAGES AT STONEY CREEK
OR 1518/1834

COSTANZO LUANNE
96223 STONEY DR UNIT 1606
FERNANDINA BEACH, FL 32034

2023

25-2N-28-027C-1606-0000

ELEMENT		BUILDING CHARACTERISTICS		CONSTRUCTION	
CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS
	Floor	1	100	0278300	0
	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									
REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
	2008	2008	100	100	0				
1 CONDO - 100% - 2022									
SQFT=1407									
HX Base Yr 2022									

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		35,270
ASSESSED VALUE		196,730
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		146,730
TOTAL JUST VALUE		232,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19021	NEW CONSTR	0	01/01/2006
C19021	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2304/0295	9/16/2019	WD	Q	I	01	165,500
GRANTOR: GOODE CHARLES L JR						
GRANTEE: COSTANZO LUANNE						
1688/0782	7/07/2010	WD	Q	I	01	107,500
GRANTOR: STONEY CREEK LLC						
GRANTEE: GOODE CHARLES L JR						

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
96223 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