

UNIT 1607  
THE COTTAGES AT STONEY CREEK  
OR 1518/1834

MALIN MICHAEL & CHERYL CATHERINE  
96225 STONEY DR #1607  
FERNANDINA BEACH, FL 32034

**2023**

25-2N-28-027C-1607-0000

ELEMENT		BUILDING CHARACTERISTICS	
ELEMENT	CD	CONSTRUCTION	
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											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
						2008	2008	100	100	0	
1 CONDO - 100% - 2023			SQFT=1477			HX Base Yr 2023					

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			0
ASSESSED VALUE			235,000
TOTAL EXEMPTION VALUE	HX HB SX		100,000
BASE TAXABLE VALUE			135,000
TOTAL JUST VALUE			235,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			194,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19022	NEW CONSTR	0	01/01/2006
C19022	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2546/0800	3/11/2022	WD	Q	I	01	280,000
GRANTOR: LUNDY PATIA CROWE						
GRANTEE: MALIN MICHAEL & CHE						
2154/1489	10/30/2017	WD	Q	I	01	164,000
GRANTOR: BAINE DARIN M & MCKEN						
GRANTEE: LUNDY PATIA CROWE						

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
96225 STONEY DR, FERNANDINA BEACH												BLD DATE		LGL DATE		
												XF DATE		LAND DATE		
												INC DATE		AG DATE		
												TOTAL OB/XF	0			

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