

UNIT 1702
THE COTTAGES AT STONEY CREEK
OR 1518/1834

HAYS WANDA D
96189 STONEY DR UNIT 1702
FERNANDINA BEACH, FL 32034

2023

25-2N-28-027C-1702-0000

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/POND	WOODS/POND 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									
REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
	2008	2008	100	100	0				
1 CONDO - 100% - 2022									
SQFT=1477									
HX Base Yr 2022									

VALUATION SUMMARY		PAGE 1 of 1	4
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		61,972	
ASSESSED VALUE		173,028	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		123,028	
TOTAL JUST VALUE		235,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		194,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19026	NEW CONSTR	0	01/01/2006
C19026	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2485/0521	7/30/2021	WD Q	Q	I	01	225,000
GRANTOR: PENSICO TRUST COMPANY						
GRANTEE: HAYS WANDA D						
2012/0116	10/30/2015	WD Q	Q	I	02	140,000
GRANTOR: TYSON ROY D JR & LAUR						
GRANTEE: GEORGE H SIMPSON 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
96189 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