

UNIT 1704  
THE COTTAGES AT STONEY CREEK  
OR 1518/1834

NORTHERN TEMPLE MOUNT LLC  
97144 WOODSTOCK LANE  
FERNANDINA BEACH, FL 32034

2023

25-2N-28-027C-1704-0000

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		2 100	0278300		0				2008	2008	100	100	0		VALUATION BY	STANDARD													
Recreation	POOL	POOL 100	1 CONDO - 0% - 0										SQFT=1680					HX Base Yr											
Location	INTERIOR	INTERIOR 100																											
View	WOODS/POND	WOODS/POND 100																											
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												
EXTRA FEATURES															96193 STONEY DR, FERNANDINA BEACH														
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													
LAND DESCRIPTION															TOTAL OB/XF										0				
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					
REVIEW DATE 10/08/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS																													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19028	NEW CONSTR	0	01/01/2006
C19028	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2547/1251	3/11/2022	WD	Q	I	01	280,000
GRANTOR: JOANNE PATIENCE LLC						
GRANTEE: NORTHERN TEMPLE MOU						
2496/1576	9/15/2021	WD	Q	I	01	235,000
GRANTOR: MANNING JOANN						
GRANTEE: JOANNE PATIENCE LLC						

BUILDING NOTES

BUILDING DIMENSIONS