UNIT 1803
THE COTTAGES AT STONEY CREEK
OR 1518/1834

MANNARINO PAMELA J LIV TRUST/MANNARINO PAMELA J TR
96173 STONEY DRIVE
FERNANDINA BEACH, FL 32034

**2023**

**25-2N-28-027C-1803-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Floor | | 1 100 |
| 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

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0278300 | | 0 | | | | 2008 | 2008 | 100 | 100 | 0 | | |

1 CONDO – 100% - 2014 SQFT=1407 HX Base Yr 2014

BLD DATE | LGL DATE
XF DATE | LAND DATE
INC DATE | AG DATE

96173 STONEY DR, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| 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 | | 126,821 |
| ASSESSED VALUE | | 105,179 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,000 |
| BASE TAXABLE VALUE | | 50,179 |
| TOTAL JUST VALUE | | 232,000 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 191,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0619036 | NEW CONSTR | 0 | 12/01/2006 |
| C19036 | CO ISSUED | 0 | 12/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2399/1996 | 8/07/2020 | DG | U | I | 11 | 100 |
| GRANTOR: MANNARINO PAMELA J | | | | | | |
| GRANTEE: MANNARINO PAMELA J | | | | | | |
| 1868/0360 | 7/16/2013 | WD | Q | I | 02 | 119,000 |
| GRANTOR: GILBERT CHARLES & CYN | | | | | | |
| GRANTEE: HINSON KIMBERLY D & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## EXTRA FEATURES

| LN | 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

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH 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