UNIT 1905
IN OR 2057/570
THE COTTAGES AT STONEY CREEK

NEWMANS DARLENE/NEWMANS MARGIE E ET AL
96137 STONEY DR
FERNANDINA BEACH, FL 32034

**2023**

**25-2N-28-027C-1905-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Floor | | 2 100 |
| 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 | | 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 | |

## 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% - 2017 SQFT=1680 HX Base Yr 2017

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

96137 STONEY DR, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 247,000 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 0 |
| TOTAL MARKET VALUE | | 247,000 |
| SOH/AGL Deduction | | 113,647 |
| ASSESSED VALUE | | 133,353 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 83,353 |
| TOTAL JUST VALUE | | 247,000 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 204,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B19047 | NEW CONSTR | 0 | 01/01/2006 |
| C19047 | CO ISSUED | 0 | 01/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2057/0570 | 7/07/2016 | WD | Q | I | 01 | 155,000 |
| GRANTOR: BEATIE BARBARA J & DA | | | | | | |
| GRANTEE: NEWMANS DARLENE, MA | | | | | | |
| 1703/0465 | 9/30/2010 | WD | Q | I | 01 | 123,900 |
| GRANTOR: STONEY CREEK LLC | | | | | | |
| GRANTEE: BEATIE BARBARA J & | | | | | | |

## 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