UNIT 2108
IN OR 1702/1008
THE COTTAGES AT STONEY CREEK

WAGES BARBARA W LIVING TRUST/WAGES BARBARA CO-TRUS
12 MOSS OAKS DR
FERNANDINA BEACH, FL 32034

**2023**

**25-2N-28-027C-2108-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Floor | | 1 100 |
| Recreation | POOL | POOL 100 |
| Location | EXTERIOR | EXTERIOR 100 |
| View | WOODS | WOODS 100 |
| Desirability | TOWNHOUSE | TOWNHOUSE 100 |
| Balcony | FOP | FOP 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0278300 | | 0 | | | | 2008 | 2008 | 100 | 100 | 0 | | |

1 CONDO – 0% - 0 SQFT=1631 HX Base Yr

96071 STONEY DR, FERNANDINA BEACH

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

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 244,000 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 244,000 |
| SOH/AGL Deduction | 56,450 |
| ASSESSED VALUE | 187,550 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 187,550 |
| TOTAL JUST VALUE | 244,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 202,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B19068 | NEW CONSTR | 0 | 01/01/2006 |
| C19068 | CO ISSUED | 0 | 01/01/2006 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1702/1008 | 9/22/2010 | WD | Q | I | 01 | 121,900 |
| GRANTOR: STONEY CREEK LLC | | | | | | |
| GRANTEE: WAGERS BARBARA W & | | | | | | |
| 1674/0112 | 4/19/2010 | WD | U | I | 30 | 10,880,000 |
| GRANTOR: COTTAGES AT STONEY CR | | | | | | |
| GRANTEE: STONEY CREEK LLC | | | | | | |

### 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