UNIT 2408
THE COTTAGES AT STONEY CREEK
OR 1518/1834

ELLIOTT ROGER W & SHARON MARIE
780 UTICA STREET
DE RUYTER, NY 13052

2023

25-2N-28-027C-2408-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	EXTERIOR	EXTERIOR 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

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

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

96016 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	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
B19112	NEW CONSTR	0	01/01/2006
C19112	CO ISSUED	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2379/0647	7/24/2020	WD	Q	I	01	189,000
GRANTOR: HUGGINS CAROL A & FRE						
GRANTEE: ELLIOTT ROGER W & S						
1717/1273	12/31/2010	WD	Q	I	02	128,000
GRANTOR: KOSTELNY LINDA						
GRANTEE: HUGGINS CAROL A & F						

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