UNIT 2504
THE COTTAGES AT STONEY CREEK
OR 1518/1834

PARSONS FAMILY TRUST/PARSONS DONALD J JR TRUSTEE
96026 STONEY DR UNIT 2504
FERNANDINA BEACH, FL 32034

2023

25-2N-28-027C-2504-0000

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% - 2018 SQFT=1680 HX Base Yr 2018

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

96026 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		87,789
ASSESSED VALUE		159,211
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		109,211
TOTAL JUST VALUE		247,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19109	NEW CONSTR	0	01/01/2006
C19109	CO ISSUED	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2582/0638	7/26/2022	WD	U	I	11	100
GRANTOR: PARSONS DONALD JAMES						
GRANTEE: PARSONS FAMILY TRUS						
2076/1533	10/11/2016	WD	Q	I	01	155,000
GRANTOR: BRESKO KENNETH M & JO						
GRANTEE: PARSONS DONALD JAME						

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