

UNIT 2703
THE COTTAGES AT STONEY CREEK
OR 1518/1834

LARSON STEVEN M & MARY ANN
791 LIBERTY HILL DRIVE
LEXINGTON, KY 40509

2023

25-2N-28-027C-2703-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																												
Floor		1 100	0278300		0				2008	2008	100	100	0		<table border="1"> <tr><td>VALUATION BY</td><td>STANDARD</td></tr> <tr><td>Tax Group: 4</td><td>Tax Dist:</td></tr> <tr><td>BUILDING MARKET VALUE</td><td>232,000</td></tr> <tr><td>TOTAL MARKET OB/XF VALUE</td><td>0</td></tr> <tr><td>TOTAL LAND VALUE - MARKET</td><td>0</td></tr> <tr><td>TOTAL MARKET VALUE</td><td>232,000</td></tr> <tr><td>SOH/AGL Deduction</td><td>0</td></tr> <tr><td>ASSESSED VALUE</td><td>232,000</td></tr> <tr><td>TOTAL EXEMPTION VALUE</td><td>0</td></tr> <tr><td>BASE TAXABLE VALUE</td><td>232,000</td></tr> <tr><td>TOTAL JUST VALUE</td><td>232,000</td></tr> <tr><td>NCON VALUE</td><td>0</td></tr> <tr><td>INCOME VALUE</td><td></td></tr> <tr><td>PREVIOUS YEAR MKT VALUE</td><td>191,000</td></tr> </table>										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	0	ASSESSED VALUE	232,000	TOTAL EXEMPTION VALUE	0	BASE TAXABLE VALUE	232,000	TOTAL JUST VALUE	232,000	NCON VALUE	0	INCOME VALUE		PREVIOUS YEAR MKT VALUE	191,000																							
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Recreation	POOL	POOL 100	1 CONDO - 0% - 0										SQFT=1407 HX Base Yr																																																														
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																																																																								
EXTRA FEATURES			96136 STONEY DR, FERNANDINA BEACH																																																																								
L N	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																																																											
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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																																																																											