UNIT 307
IN OR 2209/108
THE COTTAGES AT STONEY CREEK

TDOG ROOT LLC
2193 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

**2024**

**25-2N-28-027C-0307-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Floor | | 1 100 |
| Recreation | POOL | POOL 100 |
| Location | INTERIOR | INTERIOR 100 |
| View | WOODS | WOODS 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 | 1,477 | | 1,477 | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0278300 | | 1,477 | | | | 2008 | 2008 | 100 | 100 | 0 | | |

1 CONDO – 0% - 0

HX Base Yr

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

96182 STONEY CREEK PKWY, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 238,000 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 238,000 |
| SOH/AGL Deduction | 39,681 |
| ASSESSED VALUE | 198,319 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 198,319 |
| TOTAL JUST VALUE | 238,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 235,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C18905 | CO ISSUED | 0 | 07/07/2009 |
| B0618905 | NEW CONSTR | 0 | 12/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2209/0108 | 5/12/2018 | QC | U | I | 11 | 100 |
| GRANTOR: SEIGNIOUS GEORGE W & | | | | | | |
| GRANTEE: TDOG ROOT LLC | | | | | | |
| 1928/0350 | 5/28/2014 | WD | U | I | 11 | 100 |
| GRANTOR: DEASE GAYLA D & SAMUE | | | | | | |
| GRANTEE: SEIGNIOUS GEORGE W | | | | | | |

## 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 12/27/2023 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS