



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		
Floor		1 100	0278300		1,477				2008	2008	100	100	0			
Recreation	POOL	POOL 100	1 CONDO - 0% - 0											HX Base Yr		
Location	INTERIOR	INTERIOR 100														
View	COMMERCIAL	COMMERCIAL 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													

VALUATION SUMMARY		STANDARD
VALUATION BY		
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
B18972	NEW CONSTR	0	01/01/2006
C18972	NEW CONSTR	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2236/0138	11/09/2018	WD	Q	I	01	165,000
GRANTOR: RODRIGUEZ FERNANDO &						
GRANTEE: FINKBEINER STEPHEN						
1780/1031	2/24/2012	WD	Q	I	02	104,900
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: RODRIGUEZ FERNANDO						

EXTRA FEATURES															BLD DATE			LGL DATE														
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	XF DATE	LAND DATE	AG DATE													
96043 COTTAGE CT, FERNANDINA BEACH																																

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
0																								