

UNIT 1107
THE COTTAGES AT STONEY CREEK
OR 1518/1834

YOUNG FAMILY REVOCABLE TRUST/YOUNG MALCOM D TRUSTE
7 SPRING HILL ROAD
GREENLAND, NH 03840

2024

25-2N-28-027C-1107-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		1 100	0278300
Recreation	POOL	POOL 100	
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			

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
		1,477				2008	2008	100	100	0	
1 CONDO - 0% - 0											
HX Base Yr											

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
B18977	NEW CONSTR	0	01/01/2007
C18977	CO ISSUED	0	01/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2606/0513	11/27/2022	WD	U	I	11	100
GRANTOR: YOUNG NORMA & MALCOM						
GRANTEE: YOUNG FAMILY REVOCA						
1718/1727	11/10/2010	WD	Q	I	02	99,900
GRANTOR: STONEY CREEK LLC						
GRANTEE: YOUNG NORMA & MALCO						

EXTRA FEATURES																
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
96053 COTTAGE CT, FERNANDINA BEACH																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																

BUILDING NOTES

BUILDING DIMENSIONS

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