

UNIT 1204  
THE COTTAGES AT STONEY CREEK  
OR 1518/1834

BREWER TIMOTHY C & HEATHER L  
96027 COTTAGE CT #1204  
FERNANDINA BEACH, FL 32034

2024

25-2N-28-027C-1204-0000

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	
Floor		2 100	0278300		1,680				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	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	1,680		1,680												

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		250,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		250,000
SOH/AGL Deduction		41,033
ASSESSED VALUE		208,967
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		208,967
TOTAL JUST VALUE		250,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18983	NEW CONSTR	0	01/01/2006
C18983	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2380/0973	7/30/2020	WD	Q	I	01	182,000
GRANTOR: SHOUGH DENNA W						
GRANTEE: BREWER TIMOTHY C &						
1955/0797	12/31/2014	WD	Q	I	02	135,000
GRANTOR: ROSS BRANDON K & TIFF						
GRANTEE: SHOUGH DENNA W						

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
96027 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														
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