

UNIT 1206
THE COTTAGES AT STONEY CREEK
OR 1518/1834

UNIT 96031 COTTAGE CT LLC
1785 JACKSON COURT
FERNANDINA BEACH, FL 32034

2024

25-2N-28-027C-1206-0000

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		1,407				2008	2008	100	100	0		STANDARD									
Recreation	POOL	POOL 100	1 CONDO - 0% - 0												Tax Group: 4		Tax Dist:							
Location	INTERIOR	INTERIOR 100													BUILDING MARKET VALUE 235,000									
View	COMMERCIAL	COMMERCIAL 100													TOTAL MARKET OB/XF VALUE 0									
Desirability	FLAT	FLAT 100													TOTAL LAND VALUE - MARKET 0									
Balcony	FSP	FSP 100													TOTAL MARKET VALUE 235,000									
Parking	B/I GARAGE	B/I GARAGE 100													SOH/AGL Deduction 39,343									
Bedrooms		2 100													ASSESSED VALUE 195,657									
Bathrooms		2 100													TOTAL EXEMPTION VALUE 0									
Oth Rooms		2 100													BASE TAXABLE VALUE 195,657									
Quality 03 Quality Level 03															TOTAL JUST VALUE 235,000									
DOR CODE 0400 CONDOMINIUM															NCON VALUE 0									
MAP NUM			MKT AREA			04															INCOME VALUE			
NEIGHBORHOOD/LOC			4076.00															PREVIOUS YEAR MKT VALUE 232,000						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																				
TOTALS	1,407		1,407																					

VALUATION BY			
Tax Group: 4	Tax Dist:		STANDARD
BUILDING MARKET VALUE			235,000
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			235,000
SOH/AGL Deduction			39,343
ASSESSED VALUE			195,657
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			195,657
TOTAL JUST VALUE			235,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			232,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18985	NEW CONSTR	0	01/01/2006
C18985	CO ISSUED	0	01/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2341/1872	2/26/2020	QC	U	I	11	100	
GRANTOR: SPITZFORM DIANNE L &							
GRANTEE: UNIT 96031 COTTAGE							
1690/0268	7/15/2010	WD	Q	I	01	99,900	
GRANTOR: STONEY CREEK LLC							
GRANTEE: SPITZFORM DIANNE L							

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													
96031 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