

UNIT 1207
IN OR 1906/1627
THE COTTAGES AT STONEY CREEK

WHITE DAVID KEVIN/CHAE-WHITE HYE CHONG
95674 WILDER BLVD
FERNANDINA BEACH, FL 32034

2024

25-2N-28-027C-1207-0000


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		1,477				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 238,000									
View	COMMERCIAL	COMMERCIAL 100													TOTAL MARKET OB/XF VALUE 0									
Desirability	TOWNHOUSE	TOWNHOUSE 100													TOTAL LAND VALUE - MARKET 0									
Balcony	FSP	FSP 100													TOTAL MARKET VALUE 238,000									
Parking	B/I GARAGE	B/I GARAGE 100													SOH/AGL Deduction 39,681									
Bedrooms		3 100													ASSESSED VALUE 198,319									
Bathrooms		2.5 100													TOTAL EXEMPTION VALUE 0									
Oth Rooms		2 100													BASE TAXABLE VALUE 198,319									
Quality 03 Quality Level 03															TOTAL JUST VALUE 238,000									
DOR CODE 0400 CONDOMINIUM															NCON VALUE 0									
MAP NUM			MKT AREA			04															INCOME VALUE			
NEIGHBORHOOD/LOC 4076.00															PREVIOUS YEAR MKT VALUE 235,000									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																				
TOTALS	1,477		1,477																					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18986	NEW CONSTR	0	01/01/2006
C18986	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1906/1627	3/12/2014	QC	U	I	11	100

GRANTOR: CHAE PROPERTIES LLC
GRANTEE: WHITE DAVID KEVIN &
1876/0155 8/12/2013 QC U I 11 100
GRANTOR: WHITE DAVID K
GRANTEE: CHAE PROPERTIES LLC

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	
															96033 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