

UNIT 1301  
THE COTTAGES AT STONEY CREEK  
OR 1518/1834

STUART REBECCA M L/E/  
96001 COTTAGE CT  
FERNANDINA BEACH, FL 32034

2024

25-2N-28-027C-1301-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		1 100	
Recreation	POOL	POOL 100	
Location	EXTERIOR	EXTERIOR 100	
View	WOODS	WOODS 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	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0278300		1,631				2008	2008	100	100	0	
1 CONDO - 100% - 2020										HX Base Yr 2020	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		247,000	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		247,000	
SOH/AGL Deduction		88,552	
ASSESSED VALUE		158,448	
TOTAL EXEMPTION VALUE		HX HB WX 55,000	
BASE TAXABLE VALUE		103,448	
TOTAL JUST VALUE		247,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		244,000	

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	1,631		1,631	

EXTRA FEATURES																
L	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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21327	ADDITION	500	04/01/2008
C18988	CO ISSUED	0	01/01/2006
B18988	NEW CONSTR	0	01/01/2006
C18988	NEW CONSTR	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2339/0260	2/11/2020	LE	U	I	11	100
GRANTOR: STUART REBECCA M						
GRANTEE: PATIENCE TRACY R						
2278/1678	5/31/2019	WD	Q	I	01	172,000
GRANTOR: KRISHNAN MARILYN A &						
GRANTEE: STUART REBECCA M						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION																								
L	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

TOTAL OB/XF																								