

UNIT 1304
THE COTTAGES AT STONEY CREEK
OR 1518/1834

PATEL MANISHA
7624 LAKECREST CIRCLE
IRVING, TX 75063

2024

25-2N-28-027C-1304-0000



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% - 2024														
Location	INTERIOR	INTERIOR 100											HX Base Yr				
View	WOODS	WOODS 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 BY		STANDARD
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		0
ASSESSED VALUE		250,000
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		250,000
TOTAL JUST VALUE		250,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18992	NEW CONSTR	0	01/01/2006
C18992	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2666/327	9/07/2023	QC	U	I	11	100
GRANTOR: PATEL PARBHUBHAI N						
GRANTEE: PATEL MANISHA						
1820/1383	10/12/2012	WD	Q	I	02	91,000
GRANTOR: BANK OF AMERICA NA						
GRANTEE: PATEL PARBHUBHAI N						

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														
96007 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
0																								