

UNIT 1305  
IN OR 1952/482  
THE COTTAGES AT STONEY CREEK

PELTZ TRUST/PELTZ RONALD TRUSTEE  
96009 COTTAGE CT  
FERNANDINA BEACH, FL 32034

**2024**

25-2N-28-027C-1305-0000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		2 100	0278300
Recreation	POOL	POOL 100	
Location	INTERIOR	INTERIOR 100	1 CONDO - 100% - 2015
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
		1,680				2008	2008	100	100	0	
HX Base Yr 2015											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
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		128,861	
ASSESSED VALUE		121,139	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		71,139	
TOTAL JUST VALUE		250,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		247,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18993	NEW CONSTR	0	01/01/2006
C18993	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1952/0482	12/04/2014	WD	Q	I	02	140,000
GRANTOR: GREENE JEREMIAH J & S						
GRANTEE: PELTZ TRUST						
1704/1368	9/20/2010	WD	Q	I	01	122,900
GRANTOR: STONEY CREEK LLC						
GRANTEE: GREENE JEREMIAH J						

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE

TOTAL OB/XF												0			
ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES									

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION												TOTAL OB/XF												0				
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				