

UNIT 1306
IN OR 1990/205
THE COTTAGES AT STONEY CREEK

BLACKWELDER KENNETH J
96011 COTTAGE CT
FERNANDINA BEACH, FL 32034

2024

25-2N-28-027C-1306-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		1 100	0278300
Recreation	POOL	POOL 100	
Location	INTERIOR	INTERIOR 100	1 CONDO - 100% - 2016
View	WOODS	WOODS 100	
Desirability	FLAT	FLAT 100	
Balcony	FSP	FSP 100	
Parking	B/I GARAGE	B/I GARAGE 100	
Bedrooms		2 100	
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		1,407	1,407

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
		1,407				2008	2008	100	100	0	
HX Base Yr 2016											

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		235,000	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		235,000	
SOH/AGL Deduction		96,530	
ASSESSED VALUE		138,470	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		88,470	
TOTAL JUST VALUE		235,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		232,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18994	NEW CONSTR	0	01/01/2006
C18994	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1990/0205	6/25/2015	WD	Q	I	01	147,500
GRANTOR: OWENS PATRICIA A						
GRANTEE: BLACKWELDER KENNETH						
1529/1053	10/09/2007	WD	Q	I		187,000
GRANTOR: COTTAGES AT STONEY CR						
GRANTEE: OWENS PATRICIA A						

EXTRA FEATURES																						
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						
96011 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