

UNIT 1503
IN OR 1934/1200
THE COTTAGES AT STONEY CREEK

VERGEN ALLEN MICHAEL
P O BOX 17590
FERNANDINA BEACH, FL 32035

2024

25-2N-28-027C-1503-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		1 100	0278300
Recreation	POOL	POOL 100	
Location	INTERIOR	INTERIOR 100	
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			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	
1 CONDO - 100% - 2015											
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		235,000	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		235,000	
SOH/AGL Deduction		107,689	
ASSESSED VALUE		127,311	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		77,311	
TOTAL JUST VALUE		235,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		232,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19009	NEW CONSTR	0	01/01/2006
C19009	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1983/1706	6/05/2015	QC	U	I	11	100
GRANTOR: VIRGEN ALVARO M						
GRANTEE: VERGEN ALLEN MICHAEL						
1961/1773	2/03/2015	FJ	U	I	11	0
GRANTOR: VIRGEN ALVARO MITSUHA						
GRANTEE: VERGEN ALLEN MICHAEL						

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										
96054 COTTAGE CT, FERNANDINA BEACH																										
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>															BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
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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