

UNIT 1504
THE COTTAGES AT STONEY CREEK
OR 1518/1834

MCBRYAR VICKIE/JOLANDER KURTIS CHASE
12134 SOUTH MAIN STREET
TRENTON, GA 30752

2024

25-2N-28-027C-1504-0000



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	VALUATION SUMMARY														
Floor		2 100	0278300		1,680				2008	2008	100	100	0		STANDARD														
Recreation	POOL	POOL 100	1 CONDO - 0% - 0										HX Base Yr					VALUATION BY											
Location	INTERIOR	INTERIOR 100																Tax Group: 4											
View	WOODS	WOODS 100																BUILDING MARKET VALUE											
Desirability	FLAT	FLAT 100																TOTAL MARKET OB/XF VALUE											
Balcony	FSP	FSP 100																TOTAL LAND VALUE - MARKET											
Parking	B/I GARAGE	B/I GARAGE 100																TOTAL MARKET VALUE											
Bedrooms		3 100																SOH/AGL Deduction											
Bathrooms		2 100																ASSESSED VALUE											
Oth Rooms		2 100																TOTAL EXEMPTION VALUE											
Quality			03	Quality Level 03												BASE TAXABLE VALUE													
DOR CODE			0400	CONDOMINIUM												TOTAL JUST VALUE													
MAP NUM				MKT AREA												NCON VALUE													
NEIGHBORHOOD/LOC			4076.00													INCOME VALUE													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE												PREVIOUS YEAR MKT VALUE													
TOTALS			1,680	1,680												247,000													
EXTRA FEATURES										96052 COTTAGE CT, FERNANDINA BEACH										SALES DATA									
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	OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE							
																	2570/1643	6/10/2022	WD Q	I	01	285,000							
GRANTOR: GREEN DONNIE & JACK (
GRANTEE: MCBRYAR VICKIE & KU																													
																	1712/1846	11/30/2010	WD U	I	11	100							
GRANTOR: STONEY CREEK LLC																													
GRANTEE: GREEN DONNIE																													
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					
REVIEW DATE 12/27/2023 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS																													