

UNIT 1506
IN OR 1918/1885
THE COTTAGES AT STONEY CREEK

VIRUET ELIZABETH
96048 COTTAGE CT UNIT 1506
FERNANDINA BEACH, FL 32034

2024

25-2N-28-027C-1506-0000


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND					
Floor		1 100	0278300		1,407				2008	2008	100	100	0						
Recreation	POOL	POOL 100	1 CONDO - 100% - 2015											HX Base Yr 2015					
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				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															

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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			107,689
ASSESSED VALUE			127,311
TOTAL EXEMPTION VALUE	HX HB		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
B19012	NEW CONSTR	0	01/01/2006
C19012	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1918/1885	5/21/2014	WD	Q	I	02	126,000
GRANTOR: GRAGO LINDA K						
GRANTEE: VIRUET ELIZABETH						
1718/1797	9/08/2010	WD	Q	I	01	112,900
GRANTOR: STONEY CREEK LLC						
GRANTEE: GRAGO LINDA K						

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