

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD	TYPE	MDL
Floor		1 100	0278300
Recreation	POOL	POOL 100	
Location	INTERIOR	INTERIOR 100	
View	WOODS	WOODS 100	
Desirability	TOWNHOUSE	TOWNHOUSE 100	
Balcony	FSP	FSP 100	
Parking	B/I GARAGE	B/I GARAGE 100	
Bedrooms		3 100	
Bathrooms		2.5 100	
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 1,477 1,477			

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
		1,477				2008	2008	100	100	0	
1 CONDO - 100% - 2016 HX Base Yr 2016											

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		238,000	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		238,000	
SOH/AGL Deduction		99,530	
ASSESSED VALUE		138,470	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		88,470	
TOTAL JUST VALUE		238,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		235,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19013	NEW CONSTR	0	01/01/2006
C19013	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2015/0268	10/30/2015	WD	U	I	11	100
GRANTOR: EAST MARY ANN						
GRANTEE: EAST JOSEPH REMINGT						
1865/0578	7/01/2013	WD	Q	I	02	120,000
GRANTOR: LATHROP DENNIS P & SU						
GRANTEE: EAST MARY ANN						

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
96046 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