

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		1 100	0278300
Recreation	POOL	POOL 100	
Location	EXTERIOR	EXTERIOR 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 1,631 1,631			

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
		1,631				2008	2008	100	100	0	
1 CONDO - 0% - 0											
HX Base Yr											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		247,000	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		247,000	
SOH/AGL Deduction		40,695	
ASSESSED VALUE		206,305	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		206,305	
TOTAL JUST VALUE		247,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		244,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19014	NEW CONSTR	0	01/01/2006
C19014	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2190/0598	4/16/2018	WD	Q	I	01	150,000
GRANTOR: SAYAH DEBORAH L & SID						
GRANTEE: 96044 COTTAGE COURT						
1697/1847	8/24/2010	WD	Q	I	01	119,900
GRANTOR: STONEY CREEK LLC						
GRANTEE: SAYAH DEBORAH L & S						

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
96044 COTTAGE CT, FERNANDINA BEACH																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
0																										