

UNIT 1606  
THE COTTAGES AT STONEY CREEK  
OR 1518/1834

COSTANZO LUANNE L/E/  
96223 STONEY DR UNIT 1606  
FERNANDINA BEACH, FL 32034

2024

25-2N-28-027C-1606-0000

ELEMENT		BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS											
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% - 2022										HX Base Yr 2022	
	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											

96223 STONEY DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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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		32,368
ASSESSED VALUE		202,632
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		152,632
TOTAL JUST VALUE		235,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19021	NEW CONSTR	0	01/01/2006
C19021	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2664/628	8/29/2023	LE U	I	I	11	100
GRANTOR: COSTANZO LUANNE						
GRANTEE: CONSTANZO FAMILY TR						
2304/0295	9/16/2019	WD Q	I	I	01	165,500
GRANTOR: GOODE CHARLES L JR						
GRANTEE: COSTANZO LUANNE						

BUILDING NOTES

BUILDING DIMENSIONS

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
TOTAL OB/XF 0																

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
REVIEW DATE 12/27/2023 BY JW																								