

UNIT 1701  
THE COTTAGES AT STONEY CREEK  
OR 1518/1834

KING BARBARA H & RICHARD C  
96187 STONEY DR #1701  
FERNANDINA BEACH, FL 32034

2024

25-2N-28-027C-1701-0000



ELEMENT		BUILDING CHARACTERISTICS	
ELEMENT	CD	CONSTRUCTION	
Floor		1 100	0278300
Recreation	POOL	POOL 100	
Location	EXTERIOR	EXTERIOR 100	1 CONDO - 100% - 2023
View	WOODS/POND	WOODS/POND 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	
HX Base Yr 2023											

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			72,974
ASSESSED VALUE			174,026
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			124,026
TOTAL JUST VALUE			247,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			244,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19024	NEW CONSTR	0	01/01/2006
B19025	NEW CONSTR	0	01/01/2006
C19024	CO ISSUED	0	01/01/2006
C19025	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2546/0928	3/11/2022	WD	Q	I	01	280,000
GRANTOR: SIMPSON BARBARA R & G						
GRANTEE: KING BARBARA H & RI						
1856/0980	5/11/2013	QC	U	I	11	4,900
GRANTOR: SIMPSON BARBARA R						
GRANTEE: SIMPSON BARBARA R &						

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
96187 STONEY DR, 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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV