

UNIT 1703  
 IN OR 1667/803  
 THE COTTAGES AT STONEY CREEK

SIMMONS WANDA LEE  
 96191 STONEY DRIVE #1703  
 FERNANDINA BEACH, FL 32034

**2024**

25-2N-28-027C-1703-0000

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% - 2011											
Location	INTERIOR	INTERIOR 100	HX Base Yr 2011											
View	WOODS/POND	WOODS/POND 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										

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
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			119,706
ASSESSED VALUE			115,294
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			65,294
TOTAL JUST VALUE			235,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			232,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19027	NEW CONSTR	0	01/01/2006
C19027	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1667/0803	2/26/2010	WD Q	Q	I	01	140,000

GRANTOR: COTTAGES AT STONEY CR  
 GRANTEE: SIMMONS WANDA LEE

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
96191 STONEY DR, FERNANDINA BEACH																
										BLD DATE			LGL DATE			
										XF DATE			LAND DATE			
										INC 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