

UNIT 1704  
THE COTTAGES AT STONEY CREEK  
OR 1518/1834

NORTHERN TEMPLE MOUNT LLC  
97144 WOODSTOCK LANE  
FERNANDINA BEACH, FL 32034

2024

25-2N-28-027C-1704-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																										
Floor		2 100	0278300		1,680				2008	2008	100	100	0		VALUATION BY	STANDARD																									
Recreation	POOL	POOL 100	1 CONDO - 0% - 0										Tax Group: 4					Tax Dist:																							
Location	INTERIOR	INTERIOR 100											BUILDING MARKET VALUE					250,000																							
View	WOODS/POND	WOODS/POND 100											TOTAL MARKET OB/XF VALUE					0																							
Desirability	FLAT	FLAT 100											TOTAL LAND VALUE - MARKET					0																							
Balcony	FSP	FSP 100											TOTAL MARKET VALUE					250,000																							
Parking/B/I	GARAGE	B/I GARAGE 100											SOH/AGL Deduction					0																							
Bedrooms		3 100											ASSESSED VALUE					250,000																							
Bathrooms		2 100											TOTAL EXEMPTION VALUE					0																							
Oth Rooms		2 100											BASE TAXABLE VALUE					250,000																							
															TOTAL JUST VALUE					250,000																					
															NCON VALUE					0																					
															INCOME VALUE																										
															PREVIOUS YEAR MKT VALUE					247,000																					
															PERMIT NUM					DESCRIPTION					AMT					ISSUED											
															B19028					NEW CONSTR					0					01/01/2006											
															C19028					CO ISSUED					0					01/01/2006											
															SALES DATA																										
															OFF RECORD Number					DATE					TYPE INST					Q / V / I / RSN CD					SALE PRICE						
															2547/1251					3/11/2022					WD Q					I 01					280,000						
															GRANTOR: JOANNE PATIENCE LLC																										
															GRANTEE: NORTHERN TEMPLE MOU																										
															2496/1576					9/15/2021					WD Q					I 01					235,000						
															GRANTOR: MANNING JOANN																										
															GRANTEE: JOANNE PATIENCE LLC																										
															BUILDING NOTES																										
															BUILDING DIMENSIONS																										
															TOTAL OB/XF										0																
															LAND DESCRIPTION										TOTAL OB/XF																
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	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 Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS																																									