

UNIT 1705
IN OR 1868/494
THE COTTAGES AT STONEY CREEK

SENIOR RONALD A L/E/
96195 STONEY DR
FERNANDINA BEACH, FL 32034

2024

25-2N-28-027C-1705-0000

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	2	100	0278300					2008	2008	100	100	0		
	Recreation	POOL	POOL 100	1 CONDO - 100% - 2011										HX Base Yr 2011	
	Location	INTERIOR	INTERIOR 100												
	View	WOODS/POND	WOODS/POND 100												
	Desirability	FLAT	FLAT 100												
	Balcony	FSP	FSP 100												
	Parking	B/I GARAGE	B/I GARAGE 100												
	Bedrooms		3 100												
	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	1,680		1,680											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			250,000
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			250,000
SOH/AGL Deduction			140,375
ASSESSED VALUE			109,625
TOTAL EXEMPTION VALUE	HX HB WR		55,000
BASE TAXABLE VALUE			54,625
TOTAL JUST VALUE			250,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			247,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19029	NEW CONSTR	0	01/01/2006
C19029	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1868/0494	6/24/2013	WD	U	I	30	100
GRANTOR: SENIOR RONALD & SUZAN						
GRANTEE: SENIOR RONALD A & S						
1690/0108	7/20/2010	WD	Q	I	01	124,900
GRANTOR: STONEY CREEK LLC						
GRANTEE: SENIOR RONALD A & 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										
96195 STONEY DR, FERNANDINA BEACH																										
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>															BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
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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