

UNIT 1708  
IN OR 1556/402  
THE COTTAGES AT STONEY CREEK

MICHAEL BEVERLY LYNN  
96201 STONEY DRIVE UNIT 1708  
FERNANDINA BEACH, FL 32034

**2024**

25-2N-28-027C-1708-0000

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		1,631				2008	2008	100	100	0	
Recreation	POOL	POOL 100	1 CONDO - 100% - 2009											
Location	EXTERIOR	EXTERIOR 100	HX Base Yr 2009											
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											

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			123,348
ASSESSED VALUE			123,652
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			73,652
TOTAL JUST VALUE			247,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			244,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19032	NEW CONSTR	0	01/01/2006
C19032	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1556/0402	3/17/2008	WD Q	Q	I		247,900

GRANTOR: COTTAGES AT STONEY CR  
GRANTEE: MICHAEL BEVERLY LYN

EXTRA FEATURES														BLD DATE			LGL DATE														
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	XF DATE	LAND DATE	AG DATE												
96201 STONEY DR, FERNANDINA BEACH																															

BUILDING NOTES			

BUILDING DIMENSIONS			

LAND DESCRIPTION										TOTAL OB/XF										0					
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	