

UNIT 2405
THE COTTAGES AT STONEY CREEK
OR 1518/1834

GODFREY JANE C SURVIVOR TRUSTOR & TRUSTEE/DECLARAT
96010 STONEY DRIVE
FERNANDINA BEACH, FL 32034

2024

25-2N-28-027C-2405-0000

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		2 100	0278300		1,680				2008	2008	100	100	0	
Recreation	POOL	POOL 100	1 CONDO - 0% - 0											
Location	INTERIOR	INTERIOR 100	HX Base Yr											
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			41,033
ASSESSED VALUE			208,967
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			208,967
TOTAL JUST VALUE			250,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			247,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19119	NEW CONSTR	0	01/01/2006
C19119	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2713/1103	5/22/2024	WD Q	I	01	270,000	
GRANTOR: MCCracken JAMES C						
GRANTEE: DECLARATION OF TRUS						
2471/0759	6/14/2021	QC U	I	11	100	
GRANTOR: MCCracken DIANNE P						
GRANTEE: MCCracken JAMES C						

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
96010 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