

UNIT 2601
IN OR 1697/813
THE COTTAGES AT STONEY CREEK

PATEL TARUN
95 RHL BLVD
CHARLESTON, WV 25309

2024

25-2N-28-027C-2601-0000


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		
Floor		1 100	0278300		1,631				2008	2008	100	100	0			
Recreation	POOL	POOL 100	1 CONDO - 0% - 0											HX Base Yr		
Location	EXTERIOR	EXTERIOR 100														
View	WOODS	WOODS 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													

VALUATION SUMMARY		4
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		40,695
ASSESSED VALUE		206,305
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		206,305
TOTAL JUST VALUE		247,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19096	NEW CONSTR	0	01/01/2006
B19097	NEW CONSTR	0	01/01/2006
C19096	CO ISSUED	0	01/01/2006
C19097	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	I / I	RSN CD	SALE PRICE
1697/0813	8/18/2010	WD Q	Q	I	01	105,000
GRANTOR: STONEY CREEK LLC						
GRANTEE: PATEL TARUN						
1674/0112	4/19/2010	WD U	U	I	30	10,880,000
GRANTOR: COTTAGES AT STONEY CR						
GRANTEE: STONEY CREEK LLC						

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													
96106 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	