



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		1,477				2008	2008	100	100	0						
Recreation	POOL	POOL 100	1 CONDO - 0% - 0																
Location	INTERIOR	INTERIOR 100	HX Base Yr																
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE														
TOTALS	1,477			1,477															

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		248,000	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		248,000	
SOH/AGL Deduction		29,849	
ASSESSED VALUE		218,151	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		218,151	
TOTAL JUST VALUE		248,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		238,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C18882	CO ISSUED	0	07/06/2009
B0618882	NEW CONSTR	0	12/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2166/0937	12/21/2017	WD	Q	I	01	150,000
GRANTOR: LOMBARDO MARY J & AND						
GRANTEE: SICARD TERRY L & CA						
1715/1974	11/12/2010	WD	Q	I	01	109,900
GRANTOR: STONEY CREEK LLC						
GRANTEE: LOMBARDO MARY J & A						

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
96274 STONEY CREEK PKWY, FERNANDINA BEACH, FL 32117																								