UNIT 103
THE COTTAGES AT STONEY CREEK
CONDO OR 1518/1834

RAMSDELL CHERYL A & JOSEPH K
96272 STONEY CREEK PKWY
FERNANDINA BEACH, FL 32042

2025

25-2N-28-027C-0103-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View	WOODS	WOODS 100
Desirability	FLAT	FLAT 100
Balcony	FOP	FOP 100
Parking	B/I GARAGE	B/I GARAGE 100
Bedrooms		2 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,407			1,407	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0278300		1,407				2008	2008	100	100	0		

1 CONDO – 100% - 2025 HX Base Yr 2025

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

96272 STONEY CREEK PKWY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		244,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		244,000
SOH/AGL Deduction		75,741
ASSESSED VALUE		168,259
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		117,537
TOTAL JUST VALUE		244,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C18883	CO ISSUED	0	07/06/2009
B0618883	NEW CONSTR	0	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2704/705	4/05/2024	WD	Q	I	01	304,000
GRANTOR: THOMAS CYNTHIA E &						
GRANTEE: RAMSDELL CHERYL A &						
1718/1814	12/23/2010	WD	Q	I	01	116,900
GRANTOR: STONEY CREEK LLC						
GRANTEE: THOMAS CYNTHIA E &						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/14/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS