

UNIT 202  
 IN OR 1703/387 & OR 1857/1018  
 THE COTTAGES AT STONEY CREEK

KESLER HEATHER  
 96234 STONEY CREEK PKWY  
 FERNANDINA BEACH, FL 32034

**2025**

25-2N-28-027C-0202-0000  


ELEMENT		CD		CONSTRUCTION	
Floor		1	100		
Recreation	POOL	POOL	100		
Location	INTERIOR	INTERIOR	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,477			1,477	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
		0278300		1,477		2008	2008	100	100	0		1 CONDO - 100% - 2011	
												HX Base Yr 2011	
96234 STONEY CREEK PKWY, FERNANDINA BEACH, FL 32034													
BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE			

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4	
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				141,805		
ASSESSED VALUE				106,195		
TOTAL EXEMPTION VALUE				50,722		
BASE TAXABLE VALUE				55,473		
TOTAL JUST VALUE				248,000		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				238,000		
PERMIT NUM DESCRIPTION AMT ISSUED						
C18891	CO ISSUED	0	07/06/2009			
B0618891	NEW CONSTR	0	12/01/2006			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1857/1018	4/30/2013	QC	U	I	11	52,000
GRANTOR: SMITH BRADLEY S						
GRANTEE: KESLER HEATHER						
1703/0387	9/10/2010	WD	Q	I	01	109,900
GRANTOR: STONEY CREEK LLC						
GRANTEE: KESLER HEATHER & BR						
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	