

UNIT 203
IN OR 1947/1930
THE COTTAGES AT STONEY CREEK

SMITH ELMER A III & LINDA C
96232 STONEY CREEK PKWY
FERNANDINA BEACH, FL 32034

2025

25-2N-28-027C-0203-0000



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		1 100	0278300		1,407				2008	2008	100	100	0	
Recreation	POOL	POOL 100	1 CONDO - 100% - 2015											
Location	INTERIOR	INTERIOR 100	HX Base Yr 2015											
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										

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
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			133,368
ASSESSED VALUE			110,632
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			59,910
TOTAL JUST VALUE			244,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			235,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C18892	CO ISSUED	0	07/06/2009
B0618892	NEW CONSTR	0	12/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1947/1930	11/12/2014	WD	Q	I	02	136,000
GRANTOR: ROCK PAMELA JUNE						
GRANTEE: SMITH ELMER A III &						
1699/0076	8/30/2010	WD	Q	I	01	115,900
GRANTOR: STONEY CREEK LLC						
GRANTEE: ROCK PAMELA JUNE						

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
96232 STONEY CREEK PKWY, FERNANDINA BEACH, FL 32034																
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
0																								