

UNIT 204
IN OR 1943/1261
THE COTTAGES AT STONEY CREEK

HAMMER GEORGE & CANDY
96230 STONEY CREEK PKWY #204
FERNANDINA BEACH, FL 32034

2025

25-2N-28-027C-0204-0000


| 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 | | 2 100 | | 0278300 | | 1,680 | | | | 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 | FSP | FSP 100 | | | | | | | | | | | | | | | |
| Parking | B/I GARAGE | B/I GARAGE 100 | | | | | | | | | | | | | | | |
| Bedrooms | | 3 100 | | | | | | | | | | | | | | | |
| 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 | | | 1,680 | | 1,680 | | | | | | | | | | | | |

| VALUATION SUMMARY | | STANDARD |
|---------------------------|-------|-----------|
| VALUATION BY | | 4 |
| Tax Group: | 4 | Tax Dist: |
| BUILDING MARKET VALUE | | 260,000 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 0 |
| TOTAL MARKET VALUE | | 260,000 |
| SOH/AGL Deduction | | 119,746 |
| ASSESSED VALUE | | 140,254 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 89,532 |
| TOTAL JUST VALUE | | 260,000 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 250,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| C18893 | CO ISSUED | 0 | 07/06/2009 |
| B0618893 | NEW CONSTR | 0 | 12/01/2006 |

| SALES DATA | | | | | | |
|-------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1943/1261 | 10/14/2014 | WD Q | Q | I | 01 | 140,400 |
| GRANTOR: WISNIEWSKI MICHAEL C | | | | | | |
| GRANTEE: HAMMER GEORGE & CAN | | | | | | |
| 1713/1898 | 10/29/2010 | WD Q | Q | I | 01 | 121,900 |
| GRANTOR: STONEY CREEK LLC | | | | | | |
| GRANTEE: WISNIEWSKI MICHAEL | | | | | | |

| 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 |
| 96230 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 | | | | | | | | | | | | | | | | | | | | | | | | |