

UNIT 208
 THE COTTAGES AT STONEY CREEK
 CONDO OR 1518/1834

CORNELL WILLIAM & CHRISTINE
 96222 STONEY CREEK PKWY
 FERNANDINA BEACH, FL 32034

2025

25-2N-28-027C-0208-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Floor	1 100
Recreation	POOL 100
Location	EXTERIOR EXTERIOR 100
View	WOODS WOODS 100
Desirability	TOWNHOUSE 100
Balcony	FOP FOP 100
Parking	B/I GARAGE B/I GARAGE 100
Bedrooms	3 100
Bathrooms	2.5 100
Oth Rooms	2 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
02	78300	1,631				2008	2008	100	100	0	
1 CONDO - 100% - 2025											
HX Base Yr 2025											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		257,000	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		257,000	
SOH/AGL Deduction		0	
ASSESSED VALUE		257,000	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		206,278	
TOTAL JUST VALUE		257,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		247,000	

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	1,631			1,631	

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C18897	CO ISSUED	0	07/06/2009
B0618897	NEW CONSTR	0	12/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2712/217	5/15/2024	WD	Q	I	01	302,000
GRANTOR: WINGATE AMY E						
GRANTEE: CORNELL WILLIAM & C						
1703/0327	9/24/2010	WD	Q	I	01	119,900
GRANTOR: STONEY CREEK LLC						
GRANTEE: WINGATE AMY E						

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
96222 STONEY CREEK PKWY, FERNANDINA BEACH, FL 32034																
TOTALS																

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
TOTALS																								