

UNIT 302
IN OR 1703/243
THE COTTAGES AT STONEY CREEK

ARDIS MICHAEL K
96192 STONEY CREEK PKWY
FERNANDINA BEACH, FL 32034

2025

25-2N-28-027C-0302-0000

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		1 100		0278300		1,477				2008	2008	100	100	0			
Recreation	POOL	POOL 100		1 CONDO - 100% - 2024													
Location	INTERIOR	INTERIOR 100												HX Base Yr 2024			
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													

VALUATION SUMMARY		PAGE 1 of 1	4
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		3,098	
ASSESSED VALUE		244,902	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		194,180	
TOTAL JUST VALUE		248,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		238,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C18900	CO ISSUED	0	07/07/2009
B0618900	NEW CONSTR	0	12/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	I / I	RSN CD	SALE PRICE
1703/0243	9/23/2010	WD Q	Q	I	01	109,900
GRANTOR: STONEY CREEK LLC						
GRANTEE: ARDIS MICHAEL K						
1674/0112	4/19/2010	WD U	U	I	30	10,880,000
GRANTOR: COTTAGES AT STONEY CR						
GRANTEE: STONEY CREEK LLC						

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

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV