

UNIT 303
THE COTTAGES AT STONEY CREEK
CONDO OR 1518/1834

LEE MAE M L/E/
96190 STONEY CREEK PKWY
FERNANDINA BEACH, FL 32034

2025

25-2N-28-027C-0303-0000

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% - 2014											
Location	INTERIOR	INTERIOR 100	HX Base Yr 2014											
View	WOODS	WOODS 100												
Desirability	FLAT	FLAT 100												
Balcony	FSP	FSP 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			112,997
ASSESSED VALUE			131,003
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			75,281
TOTAL JUST VALUE			244,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			235,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C18901	CO ISSUED	0	07/07/2009
B0618901	NEW CONSTR	0	12/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2779/920	3/14/2025	QC	U	I	11	100
GRANTOR: LEE MAE M						
GRANTEE: HAMER ERIKA LEE						
1887/0337	10/30/2013	WD	Q	I	02	121,500
GRANTOR: HENDERSON JUDITH L						
GRANTEE: LEE MAE M & DANIEL						

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
96190 STONEY CREEK PKWY, FERNANDINA BEACH, FL 32034																
TOTALS 0																

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