

UNIT 304
THE COTTAGES AT STONEY CREEK
CONDO OR 1518/1834

GREATHOUSE MICHAEL TROY/DAMIAN ANCUTA VIORICA
96188 STONEY CREEK PKWY #304
FERNANDINA BEACH, FL 32034

2025

25-2N-28-027C-0304-0000


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
		0278300		1,680		2008	2008	100	100	0	
1 CONDO - 100% - 2023											
HX Base Yr 2023											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
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			2,750
ASSESSED VALUE			257,250
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			206,528
TOTAL JUST VALUE			260,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			250,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C18902	CO ISSUED	0	07/07/2009
B0618902	NEW CONSTR	0	12/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2572/1310	6/23/2022	WD	Q	I	01	285,000
GRANTOR: TEN POINT HOLDINGS LL						
GRANTEE: GREATHOUSE MICHAEL						
2558/1719	4/21/2022	WD	Q	I	01	228,800
GRANTOR: SMITH BARBARA J & MIC						
GRANTEE: TEN POINTS HOLDINGS						

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
96188 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																								