

UNIT 307  
IN OR 2209/108  
THE COTTAGES AT STONEY CREEK

TDOG ROOT LLC  
2193 S FLETCHER AVE  
FERNANDINA BEACH, FL 32034

**2025**

25-2N-28-027C-0307-0000  


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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
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			29,849
ASSESSED VALUE			218,151
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			218,151
TOTAL JUST VALUE			248,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			238,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C18905	CO ISSUED	0	07/07/2009
B0618905	NEW CONSTR	0	12/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2209/0108	5/12/2018	QC	U	I	11	100
GRANTOR: SEIGNIOUS GEORGE W &						
GRANTEE: TDOG ROOT LLC						
1928/0350	5/28/2014	WD	U	I	11	100
GRANTOR: DEASE GAYLA D & SAMUE						
GRANTEE: SEIGNIOUS GEORGE W						

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
96182 STONEY CREEK PKWY, FERNANDINA BEACH, FL 32034																								
TOTAL OB/XF 0																								