

UNIT 308
THE COTTAGES AT STONEY CREEK
CONDO OR 1518/1834

BELL RONALD E & MARGUERITE B REV TRUST/BELL RONALD
96180 STONEY CREEK PKWY
FERNANDINA BEACH, FL 32034

2025

25-2N-28-027C-0308-0000



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		1,631				2008	2008	100	100	0		
Recreation	POOL	POOL 100	1 CONDO - 100% - 2016												
Location	EXTERIOR	EXTERIOR 100	HX Base Yr 2016												
View	WOODS	WOODS 100													
Desirability	TOWNHOUSE	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													
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											

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		157,472
ASSESSED VALUE		99,528
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		48,806
TOTAL JUST VALUE		257,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C18906	CO ISSUED	0	07/07/2009
B0618906	NEW CONSTR	0	12/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2363/1915	5/18/2020	SW	U	I	11	100
GRANTOR: BELL RONALD E & MARGU						
GRANTEE: BELL RONALD E & MAR						
1883/1883	10/04/2013	WD	Q	I	02	134,000
GRANTOR: MAR-1 CSC LLC						
GRANTEE: BELL RONALD E & MAR						

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
96180 STONEY CREEK PKWY, FERNANDINA BEACH, FL 32034																								