

UNIT 402  
IN OR 1800/1093  
THE COTTAGES AT STONEY CREEK

BALLEW JOHN L & MARTHA D  
96158 STONEY CREEK PKWY  
FERNANDINA BEACH, FL 32034

**2025**

25-2N-28-027C-0402-0000  


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 - 0% - 2025													
Location	INTERIOR	INTERIOR 100												HX Base Yr			
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		STANDARD
VALUATION BY		
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		0
ASSESSED VALUE		248,000
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		248,000
TOTAL JUST VALUE		248,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C18909	CO ISSUED	0	07/07/2009
B0618909	NEW CONSTR	0	12/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1800/1093	6/29/2012	WD Q	Q	I	02	110,000
GRANTOR: LEDFORD MITCHELL A &						
GRANTEE: BALLEW JOHN L & MAR						
1690/0138	7/21/2010	WD Q	Q	I	01	109,900
GRANTOR: STONEY CREEK LLC						
GRANTEE: LEDFORD MITCHELL A						

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
96158 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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
0																								