

UNIT 404
IN OR 1703/313
THE COTTAGES AT STONEY CREEK

MILLER JAMES SCOTT
96154 STONEY CREEK PKWY
FERNANDINA BEACH, FL 32034

2025

25-2N-28-027C-0404-0000

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		2 100	0278300		1,680				2008	2008	100	100	0		
Recreation	POOL	POOL 100	1 CONDO - 100% - 2011												
Location	INTERIOR	INTERIOR 100	HX Base Yr 2011												
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											

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			145,044
ASSESSED VALUE			114,956
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			64,234
TOTAL JUST VALUE			260,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			250,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C18911	CO ISSUED	0	07/07/2009
B0618911	NEW CONSTR	0	12/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1703/0313	9/24/2010	WD Q	Q	I	01	124,900
GRANTOR: STONEY CREEK LLC						
GRANTEE: MILLER JAMES SCOTT						
1674/0112	4/19/2010	WD U	U	I	30	10,880,000
GRANTOR: COTTAGES AT STONEY CR						
GRANTEE: STONEY CREEK LLC						

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
96154 STONEY CREEK PKWY, FERNANDINA BEACH, FL 32034																								