

UNIT 405  
THE COTTAGES AT STONEY CREEK  
CONDO OR 1518/1834

HARBOTTLE DARCIE  
96152 STONEY CREEK PKWY  
FERNANDINA BEACH, FL 32034

2025

25-2N-28-027C-0405-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Floor	2 100
Recreation	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

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% - 2024											
HX Base Yr 2024											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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	

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

96152 STONEY CREEK PKWY, FERNANDINA BEACH, FL 32034											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C18912	CO ISSUED	0	07/07/2009
B0618912	NEW CONSTR	0	12/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2651/720	6/29/2023	WD	Q	I	01	285,000
GRANTOR: MANLEY JOAN E						
GRANTEE: HARBOTTLE DARCIE						
2159/0913	11/27/2017	WD	Q	I	01	164,000
GRANTOR: KRUER SCOTT K						
GRANTEE: MANLEY JOAN E						

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

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