UNIT 603
THE COTTAGES AT STONEY CREEK
CONDO OR 1518/1834

CAVALLO MICHAEL/CAVA PROPERTIES LLC
12 OAKLEY KNOLL
HILLSBOROUGH, NJ 08844

2025

25-2N-28-027C-0603-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View	WOODS/POND	WOODS/POND 100
Desirability	FLAT	FLAT 100
Balcony	FSP	FSP 100
Parking	B/I GARAGE	B/I GARAGE 100
Bedrooms		2 100
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	1,407			1,407	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0278300		1,407				2008	2008	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

96097 STONEY CREEK PKWY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	244,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	244,000
SOH/AGL Deduction	0
ASSESSED VALUE	244,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	244,000
TOTAL JUST VALUE	244,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	235,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C18928	CO ISSUED	0	07/08/2009
B0618928	NEW CONSTR	0	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2478/1988	7/13/2021	QC	U	I	11	100
GRANTOR: SIMONSEN ANDREW & DEL						
GRANTEE: CAVALLO MICHAEL & C						
2004/0107	9/11/2015	WD	U	I	11	100
GRANTOR: SIMONSEN ANDREW & DEL						
GRANTEE: SIMONSEN KURT ET AL						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/14/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS