**UNIT 1008**
THE COTTAGES AT STONEY CREEK
CONDO OR 1518/1834

**FRIDRICH HEINZ K EST**
C/O PAMELIA FRIDRICH, 131 LONG POINT DR
FERNANDINA BEACH, FL 32034

**2025**

**25-2N-28-027C-1008-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Floor | | 1 100 |
| Recreation | POOL | POOL 100 |
| Location | EXTERIOR | EXTERIOR 100 |
| View | WOODS/POND | WOODS/POND 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 | 1,631 | | | 1,631 | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0278300 | | 1,631 | | | | 2008 | 2008 | 100 | 100 | 0 | | |

1 CONDO – 0% - 0 HX Base Yr

96015 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 | 257,000 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 257,000 |
| SOH/AGL Deduction | 30,065 |
| ASSESSED VALUE | 226,935 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 226,935 |
| TOTAL JUST VALUE | 257,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 247,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B21721 | HURRICANE SHUTTER | 32,587 | 07/01/2008 |
| B0618969 | NEW CONSTR | 0 | 12/01/2006 |
| C0618969 | CO ISSUED | 0 | 12/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2784/63 | 3/25/2025 | QC | U | I | 11 | 100 |
| GRANTOR: FRIDRICH HEINZ K REV | | | | | | |
| GRANTEE: FRIDRICH HEINZ K | | | | | | |
| 2286/0181 | 5/23/2019 | QC | U | I | 11 | 100 |
| GRANTOR: FRIDRICH HEINZ & PAME | | | | | | |
| GRANTEE: HEINZ K FRIDIRICH R | | | | | | |

## 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