

UNIT 1106
THE COTTAGES AT STONEY CREEK
OR 1518/1834

VIRGEN ALVARO JORGE L/E/
96051 COTTAGE CT
FERNANDINA BEACH, FL 32034

2025

25-2N-28-027C-1106-0000



| 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 | | 1 100 | 0278300 | | 1,407 | | | | 2008 | 2008 | 100 | 100 | 0 | |
| Recreation | POOL | POOL 100 | 1 CONDO - 100% - 2021 | | | | | | | | | | | |
| Location | INTERIOR | INTERIOR 100 | HX Base Yr 2021 | | | | | | | | | | | |
| View | COMMERCIAL | COMMERCIAL 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 | | | | | | | | | | |

| VALUATION SUMMARY | | PAGE 1 of 1 | 4 |
|---------------------------|-----------|-------------|---|
| 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 | | 78,711 | |
| ASSESSED VALUE | | 165,289 | |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 | |
| BASE TAXABLE VALUE | | 114,567 | |
| TOTAL JUST VALUE | | 244,000 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 235,000 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| B18976 | NEW CONSTR | 0 | 01/01/2006 |
| C18976 | CO ISSUED | 0 | 01/01/2006 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2501/0775 | 9/27/2021 | QC | U | I | 11 | 100 |
| GRANTOR: VIRGEN ALVARO JORGE | | | | | | |
| GRANTEE: VIRGEN ALVARO JORGE | | | | | | |
| 2196/1416 | 5/15/2018 | SW | U | I | 12 | 159,900 |
| GRANTOR: FEDERAL NATIONAL MORT | | | | | | |
| GRANTEE: VIRGEN ALVARO JORGE | | | | | | |

| BLD DATE | | LGL DATE | |
|----------|----------|-----------|---------|
| XF DATE | INC 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 | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| | | | | | | | | | | | | | | | | | | | | | | | | |