

UNIT 1202
THE COTTAGES AT STONEY CREEK
OR 1518/1834

GREATHOUSE KARLIN JAY
96023 COTTAGE CT UNIT 1202
FERNANDINA BEACH, FL 32034

2025

25-2N-28-027C-1202-0000

BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
Floor		1 100	0278300		1,477				2008	2008	100	100	0		STANDARD									
Recreation	POOL	POOL 100	1 CONDO - 100% - 2023												Tax Group: 4 Tax Dist:									
Location	INTERIOR	INTERIOR 100													BUILDING MARKET VALUE 248,000									
View	COMMERCIAL	COMMERCIAL 100													TOTAL MARKET OB/XF VALUE 0									
Desirability	TOWNHOUSE	TOWNHOUSE 100													TOTAL LAND VALUE - MARKET 0									
Balcony	FSP	FSP 100													TOTAL MARKET VALUE 248,000									
Parking	B/I GARAGE	B/I GARAGE 100													SOH/AGL Deduction 3,098									
Bedrooms		3 100													ASSESSED VALUE 244,902									
Bathrooms		2.5 100													TOTAL EXEMPTION VALUE HX HB 50,722									
Oth Rooms		2 100													BASE TAXABLE VALUE 194,180									
Quality 03 Quality Level 03															TOTAL JUST VALUE 248,000									
DOR CODE 0400 CONDOMINIUM															NCON VALUE 0									
MAP NUM			MKT AREA			04															INCOME VALUE			
NEIGHBORHOOD/LOC			4076.00															PREVIOUS YEAR MKT VALUE 238,000						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																			
TOTALS	1,477			1,477		96023 COTTAGE CT, FERNANDINA BEACH																		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18981	NEW CONSTR	0	01/01/2006
C18981	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2516/0068	11/19/2021	WD Q	Q	I	01	217,500
GRANTOR: WILLIAMS JULIA NICOLE						
GRANTEE: GREATHOUSE KARLIN J						
2015/0267	10/30/2015	WD U	U	I	11	100
GRANTOR: EAST MARY ANN						
GRANTEE: WILLIAMS JULIA NICO						

EXTRA FEATURES															BLD DATE			LGL DATE														
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	XF 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