

UNIT 1203
THE COTTAGES AT STONEY CREEK
OR 1518/1834

HOWELL BONNIE L
PO BOX 15272
FERNANDINA BEACH, FL 32035

2025

25-2N-28-027C-1203-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Floor	1 100
Recreation	POOL 100
Location	INTERIOR 100
View	COMMERCIAL 100
Desirability	FLAT 100
Balcony	FSP 100
Parking	B/I GARAGE 100
Bedrooms	2 100
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		1,407				2008	2008	100	100	0	
1 CONDO - 100% - 2021										HX Base Yr 2021	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
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		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	

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12982	NEW CONSTR	0	01/01/2006
C12982	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2373/1285	7/02/2020	WD	Q	I	01	165,000
GRANTOR: MCDUFFIE BARBARA C &						
GRANTEE: HOWELL BONNIE L						
1524/0730	9/10/2007	WD	Q	I		180,600
GRANTOR: COTTAGES AT STONEY CR						
GRANTEE: MCDUFFIE BARBARA C						

TOTALS	1,407		1,407
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

96025 COTTAGE CT, FERNANDINA BEACH									
BLD DATE	XF DATE	INC DATE	LGL 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

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																								
--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--