

UNIT 1204  
 THE COTTAGES AT STONEY CREEK  
 OR 1518/1834

BREWER TIMOTHY C & HEATHER L  
 96027 COTTAGE CT #1204  
 FERNANDINA BEACH, FL 32034

2025

25-2N-28-027C-1204-0000



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		
Floor		2 100	0278300			1,680				2008	2008	100	100	0			
Recreation	POOL	POOL 100															
Location	INTERIOR	INTERIOR 100															
View	COMMERCIAL	COMMERCIAL 100															
Desirability	FLAT	FLAT 100															
Balcony	FSP	FSP 100															
Parking	B/I GARAGE	B/I GARAGE 100															
Bedrooms		3 100															
Bathrooms		2 100															
Oth Rooms		2 100															
1 CONDO - 0% - 0																	
HX Base Yr																	
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	1,680			1,680													

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		260,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		260,000
SOH/AGL Deduction		30,136
ASSESSED VALUE		229,864
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		229,864
TOTAL JUST VALUE		260,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18983	NEW CONSTR	0	01/01/2006
C18983	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2380/0973	7/30/2020	WD	Q	I	01	182,000
GRANTOR: SHOUGH DENNA W						
GRANTEE: BREWER TIMOTHY C &						
1955/0797	12/31/2014	WD	Q	I	02	135,000
GRANTOR: ROSS BRANDON K & TIFF						
GRANTEE: SHOUGH DENNA W						

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
96027 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	
0																									