

UNIT 1205
 IN OR 1715/1398 & OR 1884/1703
 THE COTTAGES AT STONEY CREEK

MCNEIL SANDRA E
 96029 COTTAGE CT
 FERNANDINA BEACH, FL 32034

2025

25-2N-28-027C-1205-0000

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	1 CONDO - 100% - 2011												
Location	INTERIOR	INTERIOR 100											HX Base Yr 2011		
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													
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											

96029 COTTAGE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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		137,908
ASSESSED VALUE		122,092
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		71,370
TOTAL JUST VALUE		260,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18984	NEW CONSTR	0	01/01/2006
C18984	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1884/1703	9/25/2013	SW	U	I	16	100
GRANTOR: MCCLELLAND CLIFFORD J						
GRANTEE: MCNEIL SANDRA E						
1715/1398	12/16/2010	WD	U	I	11	101,000
GRANTOR: FEDERAL HOME LOAN MTG						
GRANTEE: MCCLELLAND CLIFFORD						

BUILDING NOTES

BUILDING DIMENSIONS

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

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