

UNIT 1206  
THE COTTAGES AT STONEY CREEK  
OR 1518/1834

UNIT 96031 COTTAGE CT LLC  
1785 JACKSON COURT  
FERNANDINA BEACH, FL 32034

2025

25-2N-28-027C-1206-0000

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		1,407				2008	2008	100	100	0		STANDARD				
Recreation	POOL	POOL 100	1 CONDO - 0% - 0												Tax Group: 4		Tax Dist:		
Location	INTERIOR	INTERIOR 100													BUILDING MARKET VALUE 244,000				
View	COMMERCIAL	COMMERCIAL 100													TOTAL MARKET OB/XF VALUE 0				
Desirability	FLAT	FLAT 100													TOTAL LAND VALUE - MARKET 0				
Balcony	FSP	FSP 100													TOTAL MARKET VALUE 244,000				
Parking	B/I GARAGE	B/I GARAGE 100													SOH/AGL Deduction 28,777				
Bedrooms		2 100													ASSESSED VALUE 215,223				
Bathrooms		2 100													TOTAL EXEMPTION VALUE 0				
Oth Rooms		2 100													BASE TAXABLE VALUE 215,223				
Quality 03 Quality Level 03															TOTAL JUST VALUE 244,000				
DOR CODE 0400 CONDOMINIUM															NCON VALUE 0				
MAP NUM MKT AREA 04															INCOME VALUE				
NEIGHBORHOOD/LOC 4076.00															PREVIOUS YEAR MKT VALUE 235,000				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE														
TOTALS	1,407			1,407															

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18985	NEW CONSTR	0	01/01/2006
C18985	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2341/1872	2/26/2020	QC	U	I	11	100

GRANTOR: SPITZFORM DIANNE L &  
GRANTEE: UNIT 96031 COTTAGE  
1690/0268 7/15/2010 WD Q I 01 99,900  
GRANTOR: STONEY CREEK LLC  
GRANTEE: SPITZFORM DIANNE L

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	
															96031 COTTAGE CT, FERNANDINA BEACH					

**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