

UNIT 1303  
IN OR 1979/172  
THE COTTAGES AT STONEY CREEK

WAGNER WINONA MARIE  
96005 COTTAGE CT #1303  
FERNANDINA BEACH, FL 32034

**2025**

25-2N-28-027C-1303-0000  


ELEMENT		BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS											
CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
	Floor	1	100	0278300		1,407		2008	2008	100	100	0			
	Recreation	POOL	POOL 100	1 CONDO - 100% - 2016										HX Base Yr 2016	
	Location	INTERIOR	INTERIOR 100												
	View	WOODS	WOODS 100												
	Desirability	FLAT	FLAT 100												
	Balcony	FSP	FSP 100												
	Parking	B/I GARAGE	B/I GARAGE 100												
	Bedrooms		2 100												
	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		1,407		1,407											

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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		101,514	
ASSESSED VALUE		142,486	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		91,764	
TOTAL JUST VALUE		244,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		235,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18991	NEW CONSTR	0	01/01/2006
C18991	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1979/0172	5/08/2015	WD Q	Q	I	02	143,000
GRANTOR: ROSENE JAMES M & JILL						
GRANTEE: WAGNER WINONA MARIE						
1720/0683	12/22/2010	WD U	U	I	11	100
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: ROSENE JAMES M & JI						

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