

UNIT 1305
IN OR 1952/482
THE COTTAGES AT STONEY CREEK

PELTZ TRUST/PELTZ RONALD TRUSTEE
96009 COTTAGE CT
FERNANDINA BEACH, FL 32034

2025

25-2N-28-027C-1305-0000


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS									
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% - 2015																
Location	INTERIOR	INTERIOR 100	HX Base Yr 2015																
View	WOODS	WOODS 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															

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
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			135,348
ASSESSED VALUE			124,652
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			73,930
TOTAL JUST VALUE			260,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			250,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18993	NEW CONSTR	0	01/01/2006
C18993	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1952/0482	12/04/2014	WD	Q	I	02	140,000
GRANTOR: GREENE JEREMIAH J & S						
GRANTEE: PELTZ TRUST						
1704/1368	9/20/2010	WD	Q	I	01	122,900
GRANTOR: STONEY CREEK LLC						
GRANTEE: GREENE JEREMIAH J						

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