

UNIT 1306  
IN OR 1990/205  
THE COTTAGES AT STONEY CREEK

BLACKWELDER KENNETH J  
96011 COTTAGE CT  
FERNANDINA BEACH, FL 32034

2025

25-2N-28-027C-1306-0000

| 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                       |                  | 1 100          | 0278300               |              | 1,407                |             |                |                | 2008 | 2008               | 100  | 100  | 0    |        |  |  |  |  |  |
| Recreation                  | POOL             | POOL 100       | 1 CONDO - 100% - 2016 |              |                      |             |                |                |      |                    |      |      |      |        |  |  |  |  |  |
| Location                    | INTERIOR         | INTERIOR 100   | HX Base Yr 2016       |              |                      |             |                |                |      |                    |      |      |      |        |  |  |  |  |  |
| 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                |             |                |                |      |                    |      |      |      |        |  |  |  |  |  |

| NASSAU COUNTY PROPERTY            |            |           |            | PAGE 1 of 1 | 4      |            |
|-----------------------------------|------------|-----------|------------|-------------|--------|------------|
| 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             |            |           |            | 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 |            |           |            |             |        |            |
| B18994                            | NEW CONSTR | 0         | 01/01/2006 |             |        |            |
| C18994                            | CO ISSUED  | 0         | 01/01/2006 |             |        |            |
| SALES DATA                        |            |           |            |             |        |            |
| OFF RECORD Number                 | DATE       | TYPE INST | Q U        | V I         | RSN CD | SALE PRICE |
| 1990/0205                         | 6/25/2015  | WD        | Q          | I           | 01     | 147,500    |
| GRANTOR: OWENS PATRICIA A         |            |           |            |             |        |            |
| GRANTEE: BLACKWELDER KENNETH      |            |           |            |             |        |            |
| 1529/1053                         | 10/09/2007 | WD        | Q          | I           |        | 187,000    |
| GRANTOR: COTTAGES AT STONEY CR    |            |           |            |             |        |            |
| GRANTEE: OWENS PATRICIA A         |            |           |            |             |        |            |
| 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                |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |