

UNIT 1307
THE COTTAGES AT STONEY CREEK
OR 1518/1834

KEENAN JOHN R & CAROL A
3011 SW 108TH WAY
DAVIE, FL 33328

2025

25-2N-28-027C-1307-0000



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		1 100	0278300			1,477				2008	2008	100	100	0			
Recreation	POOL	POOL 100	1 CONDO - 0% - 2024														
Location	INTERIOR	INTERIOR 100											HX Base Yr				
View	WOODS	WOODS 100															
Desirability	TOWNHOUSE	TOWNHOUSE 100															
Balcony	FSP	FSP 100															
Parking	B/I GARAGE	B/I GARAGE 100															
Bedrooms		3 100															
Bathrooms		2.5 100															
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	1,477			1,477		96013 COTTAGE CT, FERNANDINA BEACH											

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		248,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		248,000
SOH/AGL Deduction		0
ASSESSED VALUE		248,000
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		248,000
TOTAL JUST VALUE		248,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18995	NEW CONSTR	0	01/01/2006
C18995	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2669/795	9/21/2023	TD	Q	I	01	285,000
GRANTOR: DEAVER RAYMON THOMAS						
GRANTEE: KEENAN JOHN R & CAR						
2669/789	9/16/2023	QC	U	I	11	100
GRANTOR: DEAVER RAYMON T LIVIN						
GRANTEE: DEAVER RAYMON THOMA						

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
TOTAL OB/XF 0																

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