

UNIT 1308
THE COTTAGES AT STONEY CREEK
OR 1518/1834

ARCHER KATHY M
96015 COTTAGE CT UNIT #1308
FERNANDINA BEACH, FL 32034

2025

25-2N-28-027C-1308-0000

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		1,631				2008	2008	100	100	0		VALUATION BY	STANDARD			
Recreation	POOL	POOL 100	1 CONDO - 100% - 2022												Tax Group: 4	Tax Dist:			
Location	EXTERIOR	EXTERIOR 100													BUILDING MARKET VALUE	257,000			
View	WOODS	WOODS 100													TOTAL MARKET OB/XF VALUE	0			
Desirability	TOWNHOUSE	TOWNHOUSE 100													TOTAL LAND VALUE - MARKET	0			
Balcony	FOP	FOP 100													TOTAL MARKET VALUE	257,000			
Parking	B/I GARAGE	B/I GARAGE 100													SOH/AGL Deduction	2,837			
Bedrooms		3 100													ASSESSED VALUE	254,163			
Bathrooms		2.5 100													TOTAL EXEMPTION VALUE	13	254,163		
Oth Rooms		2 100													BASE TAXABLE VALUE	0			
Quality 03 Quality Level 03																TOTAL JUST VALUE	257,000		
DOR CODE 0400 CONDOMINIUM																NCON VALUE	0		
MAP NUM MKT AREA 04																INCOME VALUE			
NEIGHBORHOOD/LOC 4076.00																PREVIOUS YEAR MKT VALUE	247,000		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE														
TOTALS	1,631			1,631		96015 COTTAGE CT, FERNANDINA BEACH													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18996	NEW CONSTR	0	01/01/2006
C18996	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2373/1658	6/26/2020	WD Q	Q	I	02	179,900
GRANTOR: FLEISCHER MARK L JR &						
GRANTEE: ARCHER KATHY M						
1685/0678	6/09/2010	WD Q	Q	I	01	120,000
GRANTOR: STONEY CREEK LLC						
GRANTEE: FLEISCHER MARK L JR						

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