

UNIT 1403
IN OR 1939/1637
THE COTTAGES AT STONEY CREEK

SEKELY KENNETH A & BARBARA L
96024 COTTAGE CT #1403
FERNANDINA BEACH, FL 32034

2025

25-2N-28-027C-1403-0000

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		1,407				2008	2008	100	100	0		STANDARD				
Recreation	POOL	POOL 100	1 CONDO - 100% - 2015												Tax Group: 4		Tax Dist:		
Location	INTERIOR	INTERIOR 100													BUILDING MARKET VALUE		244,000		
View	WOODS	WOODS 100													TOTAL MARKET OB/XF VALUE		0		
Desirability	FLAT	FLAT 100													TOTAL LAND VALUE - MARKET		0		
Balcony	FSP	FSP 100													TOTAL MARKET VALUE		244,000		
Parking	B/I GARAGE	B/I GARAGE 100													SOH/AGL Deduction		112,997		
Bedrooms		2 100													ASSESSED VALUE		131,003		
Bathrooms		2 100													TOTAL EXEMPTION VALUE		HX HB 50,722		
Oth Rooms		2 100													BASE TAXABLE VALUE		80,281		
Quality 03 Quality Level 03															TOTAL JUST VALUE		244,000		
DOR CODE 0400 CONDOMINIUM															NCON VALUE		0		
MAP NUM			MKT AREA												INCOME VALUE				
NEIGHBORHOOD/LOC 4076.00															PREVIOUS YEAR MKT VALUE		235,000		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE														
TOTALS	1,407			1,407															

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19000	NEW CONSTR	0	01/01/2006
C19000	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1939/1637	9/23/2014	WD	Q	I	02	127,500
GRANTOR: DISBROW BUILDERS INC						
GRANTEE: SEKELY KENNETH A &						
1931/1869	8/11/2014	CT	U	I	18	5,400
GRANTOR: CLERK OF COURT						
GRANTEE: DISBROW BUILDERS IN						

EXTRA FEATURES															BLD DATE			LGL DATE		
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	XF DATE	LAND DATE	AG DATE	
96024 COTTAGE CT, FERNANDINA BEACH																				
															INC DATE					

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