

UNIT 1406
THE COTTAGES AT STONEY CREEK
OR 1518/1834

DUFFY DONALD LANG/DUFFY THOMAS EUGENE III
96133 BOARDWALK LANDING
FERNANDINA BEACH, FL 32034

2025

25-2N-28-027C-1406-0000


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		1,407				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	FLAT	FLAT 100															
Balcony	FOP	FOP 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			

VALUATION SUMMARY		STANDARD
VALUATION BY		
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		0
ASSESSED VALUE		244,000
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		244,000
TOTAL JUST VALUE		244,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19003	NEW CONSTR	0	01/01/2006
C19003	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2800/1200	7/13/2025	FJ	U	I	11	0
GRANTOR: DUFFY DONNA L EST						
GRANTEE: DUFFY DONALD LANG						
1763/1060	11/07/2011	WD	Q	I	02	109,000
GRANTOR: TURGEON CHARLENE						
GRANTEE: DUFFY DONNA L						

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														
96018 COTTAGE CT, FERNANDINA BEACH																																	

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																								