

UNIT 1407
IN OR 2189/253
THE COTTAGES AT STONEY CREEK

AGRICOLA JENNESY S
96016 COTTAGE COURT #1407
FERNANDINA BEACH, FL 32034

2025

25-2N-28-027C-1407-0000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		1 100	0278300
Recreation	POOL	POOL 100	
Location	INTERIOR	INTERIOR 100	
View	WOODS	WOODS 100	
Desirability	TOWNHOUSE	TOWNHOUSE 100	
Balcony	FOP	FOP 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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
		1,477				2008	2008	100	100			HX Base Yr	
96016 COTTAGE CT, FERNANDINA BEACH													
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE			

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
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			29,849
ASSESSED VALUE			218,151
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			218,151
TOTAL JUST VALUE			248,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			238,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19004	NEW CONSTR	0	01/01/2006
C19004	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2189/0253	4/09/2018	WD	Q	I	01	155,000
GRANTOR: HINSON GERALD N						
GRANTEE: AGRICOLA JENNESY S						
1704/1382	9/24/2010	WD	Q	I	01	109,900
GRANTOR: STONEY CREEK LLC						
GRANTEE: HINSON GERALD N						

EXTRA FEATURES																
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
96016 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	