

UNIT 1408
THE COTTAGES AT STONEY CREEK
OR 1518/1834

LUMB JONATHAN R & ELLINOR B
96014 COTTAGE CT
FERNANDINA BEACH, FL 32034

2025

25-2N-28-027C-1408-0000



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		<table border="1"> <tr><td>VALUATION BY</td><td colspan="10">STANDARD</td></tr> <tr><td>Tax Group: 4</td><td colspan="10">Tax Dist:</td></tr> <tr><td>BUILDING MARKET VALUE</td><td colspan="10">257,000</td></tr> <tr><td>TOTAL MARKET OB/XF VALUE</td><td colspan="10">0</td></tr> <tr><td>TOTAL LAND VALUE - MARKET</td><td colspan="10">0</td></tr> <tr><td>TOTAL MARKET VALUE</td><td colspan="10">257,000</td></tr> <tr><td>SOH/AGL Deduction</td><td colspan="10">124,353</td></tr> <tr><td>ASSESSED VALUE</td><td colspan="10">132,647</td></tr> <tr><td>TOTAL EXEMPTION VALUE</td><td colspan="10">HX HB 50,722</td></tr> <tr><td>BASE TAXABLE VALUE</td><td colspan="10">81,925</td></tr> <tr><td>TOTAL JUST VALUE</td><td colspan="10">257,000</td></tr> <tr><td>NCON VALUE</td><td colspan="10">0</td></tr> <tr><td>INCOME VALUE</td><td colspan="10"></td></tr> <tr><td>PREVIOUS YEAR MKT VALUE</td><td colspan="10">247,000</td></tr> </table>										VALUATION BY	STANDARD										Tax Group: 4	Tax Dist:										BUILDING MARKET VALUE	257,000										TOTAL MARKET OB/XF VALUE	0										TOTAL LAND VALUE - MARKET	0										TOTAL MARKET VALUE	257,000										SOH/AGL Deduction	124,353										ASSESSED VALUE	132,647										TOTAL EXEMPTION VALUE	HX HB 50,722										BASE TAXABLE VALUE	81,925										TOTAL JUST VALUE	257,000										NCON VALUE	0										INCOME VALUE											PREVIOUS YEAR MKT VALUE	247,000									
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REVIEW DATE 01/14/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS																																																																																																																																																																																		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19005	NEW CONSTR	0	01/01/2006
C19005	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2679/1108	11/15/2023	WD	Q	I	01	306,000
GRANTOR: MCCALL JAMES M & CHRI						
GRANTEE: LUMB JONATHAN R & E						
2103/1177	2/24/2017	WD	Q	I	01	158,000
GRANTOR: MCKENNA GEORGE & MARI						
GRANTEE: MCCALL JAMES M & CH						

BUILDING NOTES																

BUILDING DIMENSIONS																