

UNIT 1501
THE COTTAGES AT STONEY CREEK
OR 1518/1834

SEBASTIAN DEAN HERMAN
96058 COTTAGE COURT
FERNANDINA BEACH, FL 32034

2025

25-2N-28-027C-1501-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		1 100	
Recreation	POOL	POOL 100	
Location	EXTERIOR	EXTERIOR 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	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0278300		1,631				2008	2008	100	100	0	
1 CONDO - 100% - 2020											
HX Base Yr 2020											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
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		93,957	
ASSESSED VALUE		163,043	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		112,321	
TOTAL JUST VALUE		257,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		247,000	

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	1,631			1,631	

96058 COTTAGE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19006	NEW CONSTR	0	01/01/2006
B19007	NEW CONSTR	0	01/01/2006
C19006	CO ISSUED	0	01/01/2006
C19007	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2291/0918	7/17/2019	WD	Q	I	02	158,000
GRANTOR: 96058 COTTAGE COURT L						
GRANTEE: SEBASTIAN DEAN HERM						
1966/0966	2/24/2015	QC	U	I	11	100
GRANTOR: RICHARDSON MICHAEL C						
GRANTEE: 96058 COTTAGE COURT						

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

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