

UNIT 1502
THE COTTAGES AT STONEY CREEK
OR 1518/1834

MANNARINO PAMELA J LVG TRUST/MANNARINO PAMELA J TR
96173 STONEY DR
FERNANDINA BEACH, FL 32034

2025

25-2N-28-027C-1502-0000

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	FSP	FSP 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	0	
1 CONDO - 0% - 0											
HX Base Yr											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
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
B230016255		6,000	12/20/2023
B19008	NEW CONSTR	0	01/01/2006
C19008	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2400/0048	8/07/2020	TD	U	I	11	100
GRANTOR: MANNARINO PAMELA J						
GRANTEE: MANNARINO PAMELA J						
1991/0697	7/15/2015	WD	Q	I	02	139,500
GRANTOR: HAYES BAXTER M						
GRANTEE: HINSON KIMBERLY D &						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
96056 COTTAGE CT, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
TOTAL OB/XF 0											

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