

UNIT 1504  
THE COTTAGES AT STONEY CREEK  
OR 1518/1834

MCBRYAR VICKIE/JOLANDER KURTIS CHASE  
12134 SOUTH MAIN STREET  
TRENTON, GA 30752

2025

25-2N-28-027C-1504-0000

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		2 100	0278300		1,680				2008	2008	100	100	0		STANDARD														
Recreation	POOL	POOL 100	1 CONDO - 0% - 0										HX Base Yr					VALUATION BY											
Location	INTERIOR	INTERIOR 100																Tax Group: 4											
View	WOODS	WOODS 100																BUILDING MARKET VALUE											
Desirability	FLAT	FLAT 100																TOTAL MARKET OB/XF VALUE											
Balcony	FSP	FSP 100																TOTAL LAND VALUE - MARKET											
Parking	B/I GARAGE	B/I GARAGE 100																TOTAL MARKET VALUE											
Bedrooms		3 100																SOH/AGL Deduction											
Bathrooms		2 100																ASSESSED VALUE											
Oth Rooms		2 100																TOTAL EXEMPTION VALUE											
Quality			03	Quality Level 03												BASE TAXABLE VALUE													
DOR CODE			0400	CONDOMINIUM												TOTAL JUST VALUE													
MAP NUM				MKT AREA												NCON VALUE													
NEIGHBORHOOD/LOC			4076.00													INCOME VALUE													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											PREVIOUS YEAR MKT VALUE													
TOTALS			1,680	1,680												250,000													
EXTRA FEATURES															96052 COTTAGE CT, FERNANDINA BEACH														
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													
															BLD DATE														
															XF DATE														
															LGL DATE														
															LAND DATE														
															AG DATE														
															INC DATE														
															SALES DATA														
															OFF RECORD Number														
															DATE														
															TYPE INST														
															Q / V / RSN CD														
															2570/1643														
															6/10/2022														
															WD Q I 01														
															SALE PRICE														
															285,000														
															GRANTOR: GREEN DONNIE & JACK (														
															GRANTEE: MCBRYAR VICKIE & KU														
															1712/1846														
															11/30/2010														
															WD U I 11														
															100														
															GRANTOR: STONEY CREEK LLC														
															GRANTEE: GREEN DONNIE														
															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					
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																													