

UNIT 1601
THE COTTAGES AT STONEY CREEK
OR 1518/1834

PATEL TARUN
2299 CARRIAGE RD
POWELL, OH 43065

2025

25-2N-28-027C-1601-0000



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>STANDARD</td></tr> <tr><td>Tax Group: 4</td><td>Tax Dist:</td></tr> <tr><td>BUILDING MARKET VALUE</td><td>257,000</td></tr> <tr><td>TOTAL MARKET OB/XF VALUE</td><td>0</td></tr> <tr><td>TOTAL LAND VALUE - MARKET</td><td>0</td></tr> <tr><td>TOTAL MARKET VALUE</td><td>257,000</td></tr> <tr><td>SOH/AGL Deduction</td><td>0</td></tr> <tr><td>ASSESSED VALUE</td><td>257,000</td></tr> <tr><td>TOTAL EXEMPTION VALUE</td><td>0</td></tr> <tr><td>BASE TAXABLE VALUE</td><td>257,000</td></tr> <tr><td>TOTAL JUST VALUE</td><td>257,000</td></tr> <tr><td>NCON VALUE</td><td>0</td></tr> <tr><td>INCOME VALUE</td><td></td></tr> <tr><td>PREVIOUS YEAR MKT VALUE</td><td>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	0	ASSESSED VALUE	257,000	TOTAL EXEMPTION VALUE	0	BASE TAXABLE VALUE	257,000	TOTAL JUST VALUE	257,000	NCON VALUE	0	INCOME VALUE		PREVIOUS YEAR MKT VALUE	247,000
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Recreation	POOL	POOL 100	1 CONDO - 0% - 2024										HX Base Yr																																							
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																																																		
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		96213 STONEY DR, FERNANDINA BEACH																																														
EXTRA FEATURES															SALES DATA																																					
															OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																															
															2666/325	9/07/2023	QC	U	I	11	100																															
															GRANTOR: PATEL PARBHUBHAI NARS																																					
															GRANTEE: PATEL TARUN																																					
															2503/0891	10/05/2021	WD	Q	I	01	225,000																															
															GRANTOR: SPITZFORM BRYAN C																																					
															GRANTEE: PATEL PARBHUBHAI NA																																					
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																																																				