

UNIT 1605
THE COTTAGES AT STONEY CREEK
OR 1518/1834

INGEBRIGTSEN NILS MAGNUS SAGEN & CATHERINE WILLIAM
95129 NASSAU RIVER RD
FERNANDINA BEACH, FL 32034

2025

25-2N-28-027C-1605-0000



BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
Floor		2 100	0278300		1,680				2008	2008	100	100	0	
Recreation	POOL	POOL 100	1 CONDO - 0% - 0											
Location	INTERIOR	INTERIOR 100	HX Base Yr											
View	WOODS	WOODS 100												
Desirability	FLAT	FLAT 100												
Balcony	FSP	FSP 100												
Parking	B/I GARAGE	B/I GARAGE 100												
Bedrooms		3 100												
Bathrooms		2 100												
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	1,680			1,680										

VALUATION SUMMARY		PAGE 1 of 1	4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		260,000	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		260,000	
SOH/AGL Deduction		30,136	
ASSESSED VALUE		229,864	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		229,864	
TOTAL JUST VALUE		260,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		250,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19020	NEW CONSTR	0	01/01/2006
C19020	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2792/1735	6/06/2025	WD	Q	I	01	228,000
GRANTOR: SANTELLI JAMES E III						
GRANTEE: INGEBRIGTSEN NILS M						
1705/1597	10/13/2010	WD	Q	I	01	121,900
GRANTOR: STONEY CREEK LLC						
GRANTEE: SANTELLI JAMES E II						

EXTRA FEATURES														BLD DATE			LGL DATE															
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	XF DATE	LAND DATE	AG DATE													
96221 STONEY DR, FERNANDINA BEACH																																

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