

UNIT 1608
THE COTTAGES AT STONEY CREEK
OR 1518/1834

RODJOM FAMILY TRUST/RODJOM PAUL J TRUSTEE
1402 CENTER RD
NEW FRANKLIN, OH 44216

2025

25-2N-28-027C-1608-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Floor	1 100
Recreation	POOL 100
Location	EXTERIOR 100
View	WOODS 100
Desirability	TOWNHOUSE 100
Balcony	FSP 100
Parking	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	

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			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

Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4076.00	

1 CONDO - 0% - 2024											
HX Base Yr											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19023	NEW CONSTR	0	01/01/2006
C19023	CO ISSUED	0	01/01/2006

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,631			1,631	

SALES DATA											
OFF RECORD Number	DATE	TYPE INST	Q / V	I / I	RSN CD	SALE PRICE					
2647/1981	6/13/2023	WD Q	Q	I	01	275,000					
GRANTOR: MCNAMEE SEAN											
GRANTEE: RODJOM FAMILY TRUST											
2613/1970	1/17/2023	FJ U	I	I	11	0					
GRANTOR: MCNAMEE MICHAEL E EST											
GRANTEE: MCNAMEE SEAN & CONN											

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
96227 STONEY DR, FERNANDINA BEACH																

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

BUILDING NOTES						

LAND DESCRIPTION																	TOTAL OB/XF							0
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