

UNIT 1701
THE COTTAGES AT STONEY CREEK
OR 1518/1834

KING BARBARA H & RICHARD C
96187 STONEY DR #1701
FERNANDINA BEACH, FL 32034

2025

25-2N-28-027C-1701-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD	TYPE	MDL
Floor		1	100
Recreation	POOL	POOL	100
Location	EXTERIOR	EXTERIOR	100
View	WOODS/POND	WOODS/POND	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
TOTALS	1,631		1,631

MARKET ADJUSTMENTS											
TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0278300			2008	2008	100	100	0				
1 CONDO - 100% - 2023											
HX Base Yr 2023											
96187 STONEY DR, FERNANDINA BEACH											

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			77,927
ASSESSED VALUE			179,073
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			128,351
TOTAL JUST VALUE			257,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			247,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19024	NEW CONSTR	0	01/01/2006
B19025	NEW CONSTR	0	01/01/2006
C19024	CO ISSUED	0	01/01/2006
C19025	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2546/0928	3/11/2022	WD	Q	I	01	280,000
GRANTOR: SIMPSON BARBARA R & G						
GRANTEE: KING BARBARA H & RI						
1856/0980	5/11/2013	QC	U	I	11	4,900
GRANTOR: SIMPSON BARBARA R						
GRANTEE: SIMPSON BARBARA R &						

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

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