

UNIT 1706
THE COTTAGES AT STONEY CREEK
OR 1518/1834

SEDELMYER JON D & JANET K
142 KRAUS DRIVE
ERIE, PA 16511

2025

25-2N-28-027C-1706-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		1 100	0278300
Recreation	POOL	POOL 100	
Location	INTERIOR	INTERIOR 100	
View	WOODS/POND	WOODS/POND 100	
Desirability	FLAT	FLAT 100	
Balcony	FSP	FSP 100	
Parking	B/I GARAGE	B/I GARAGE 100	
Bedrooms		2 100	
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	1,407		1,407

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
		1,407				2008	2008	100	100	0	
1 CONDO - 0% - 2024											
HX Base Yr											

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		244,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		244,000
SOH/AGL Deduction		0
ASSESSED VALUE		244,000
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		244,000
TOTAL JUST VALUE		244,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19030	NEW CONSTR	0	01/01/2006
C19030	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2650/639	6/26/2023	WD	Q	I	01	299,900
GRANTOR: KOBER KIERSTEN TRUST						
GRANTEE: SEDELMYER JON D & J						
2598/1798	10/26/2022	FJ	U	I	11	0
GRANTOR: KOBER JOYCE ANN EST						
GRANTEE: KOBER KIERSTEN TRUS						

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
96197 STONEY DR, FERNANDINA BEACH												BLD DATE		LGL DATE		
												XF DATE		LAND DATE		
												INC DATE		AG DATE		

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