

UNIT 1806
THE COTTAGES AT STONEY CREEK
OR 1518/1834

HYERS SHEILA LYNN/TODD JOHN & CRYSTAL
96179 STONEY DRIVE #1806
FERNANDINA BEACH, FL 32034

2025

25-2N-28-027C-1806-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Floor	1 100
Recreation	POOL 100
Location	INTERIOR INTERIOR 100
View	WOODS WOODS 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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0278300		1,407				2008	2008	100	100	0	
1 CONDO - 0% - 0											
HX Base Yr											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
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		28,777	
ASSESSED VALUE		215,223	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		215,223	
TOTAL JUST VALUE		244,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		235,000	

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	

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0619039	NEW CONSTR	0	12/01/2006
C19039	CO ISSUED	0	12/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2790/1363	5/27/2025	WD	Q	I	01	238,000
GRANTOR: SANTELLI JAMES E III						
GRANTEE: HYERS SHEILA LYNN						
2708/808	4/25/2024	QC	U	I	11	100
GRANTOR: SANTELLI JAMES E III						
GRANTEE: SANTELLI JAMES E II						

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
96179 STONEY DR, FERNANDINA BEACH																

BUILDING NOTES																
BUILDING DIMENSIONS																

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			