

BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY			
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
Floor		1 100	0278300			1,477				2008	2008	100	100	0			
Recreation	POOL	POOL 100															
Location	INTERIOR	INTERIOR 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															
1 CONDO - 0% - 0																	
HX Base Yr																	
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	1,477			1,477													

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		248,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		248,000
SOH/AGL Deduction		29,849
ASSESSED VALUE		218,151
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		218,151
TOTAL JUST VALUE		248,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19071	NEW CONSTR	0	01/01/2006
C19071	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	I / I	RSN CD	SALE PRICE
1690/0139	7/16/2010	WD Q	Q	I	01	112,900
GRANTOR: STONEY CREEK LLC						
GRANTEE: STEINBERG WILLIAM S						
1674/0112	4/19/2010	WD U	U	I	30	10,880,000
GRANTOR: COTTAGES AT STONEY CR						
GRANTEE: STONEY CREEK LLC						

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
96025 STONEY DR, FERNANDINA BEACH																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND 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	
0																									