

UNIT 2302
 IN OR 2220/1952
 THE COTTAGES AT STONEY CREEK

WILSON MICHAEL W & CHRISTIANE
 96003 STONEY DR #2302
 FERNANDINA BEACH, FL 32034

2025

25-2N-28-027C-2302-0000


BUILDING CHARACTERISTICS			MARKET ADJUSTMENTS											
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	1 CONDO - 100% - 2022											
Location	INTERIOR	INTERIOR 100	HX Base Yr 2022											
View	WOODS	WOODS 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	TOT ADJ AREA	SUBAREA MARKET VALUE									
TOTALS	1,477			1,477										

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
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			36,216
ASSESSED VALUE			211,784
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			161,062
TOTAL JUST VALUE			248,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			238,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19125	NEW CONSTR	0	01/01/2006
C19125	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2220/1952	9/04/2018	WD	Q	I	01	165,000
GRANTOR: ZIGMUND EDMUND W J						
GRANTEE: WILSON MICHAEL W &						
1535/0758	11/14/2007	WD	Q	I		233,100
GRANTOR: COTTAGES AT STONEY CR						
GRANTEE: ZIGMUND EDMUND W J						

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										
96003 STONEY DR 2302, FERNANDINA BEACH																										
<div style="display: flex; justify-content: space-between;"> <div> <table border="1"> <tr><td>BLD DATE</td><td></td></tr> <tr><td>XF DATE</td><td></td></tr> <tr><td>INC DATE</td><td></td></tr> </table> </div> <div> <table border="1"> <tr><td>LGL DATE</td><td></td></tr> <tr><td>LAND DATE</td><td></td></tr> <tr><td>AG DATE</td><td></td></tr> </table> </div> </div>															BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
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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