UNIT 2404
THE COTTAGES AT STONEY CREEK
OR 1518/1834

HITSON MAYRA
96008 STONEY DR
FERNANDINA BEACH, FL 32034

2025

25-2N-28-027C-2404-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
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		3 100
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	1,680			1,680	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0278300		1,680				2008	2008	100	100	0		

1 CONDO – 100% - 2022 HX Base Yr 2022

96008 STONEY DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		260,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		260,000
SOH/AGL Deduction		77,734
ASSESSED VALUE		182,266
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		131,544
TOTAL JUST VALUE		260,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19118	NEW CONSTR	0	01/01/2006
C19118	CO ISSUED	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2523/1495	12/13/2021	QC	U	I	11	100
GRANTOR: HITSON MARK MILTON						
GRANTEE: HITSON MAYRA						
2509/1736	11/01/2021	WD	Q	I	01	240,000
GRANTOR: MARCUM WILLIAM L & MA						
GRANTEE: HITSON MAYRA & MARK						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/14/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS