UNIT 2806
IN OR 1725/1628
THE COTTAGES AT STONEY CREEK

BAKER COLEEN E LIVING TRUST/BAKER COLEEN E TRUSTEE
96220 STONEY DRIVE
FERNANDINA BEACH, FL 32034

2026

25-2N-28-027C-2806-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	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
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
0278300		1,407				2008	2008	100	100	0		

1 CONDO 100% - 2011 HX Base Yr 2011

96220 STONEY DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		232,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		232,000
SOH/AGL Deduction		122,938
ASSESSED VALUE		109,062
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		57,651
TOTAL JUST VALUE		232,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0619084	NEW CONSTR	0	12/01/2006
C19084	CO ISSUED	0	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1725/1628	10/06/2010	WD	U	I	30	100
GRANTOR: BAKER COLEEN E						
GRANTEE: BAKER COLEEN E TRUS						
1680/0997	5/19/2010	WD	Q	I	01	119,000
GRANTOR: COTTAGES AT STONEY CR						
GRANTEE: BAKER COLEEN E						

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 07/09/2026 BY SYS