

LOT 1
WATERWAY OAKS AT OYSTER BAY
HARBOR PB 7/93

EMRIE RYAN M & SHAUNA L
96016 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2023

46-3N-28-6205-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	4079.00	04

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,295	100	2,295	349,101
FGR	651	55	358	54,457
FOP	272	30	82	12,474
FSP	279	40	112	17,036
FUS	900	100	900	136,903

TOTALS	4,397		3,747	569,972
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVR	0	100	0	2,094.00	SF	10.00	10.00	100	2011
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2011

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	1.00

REVIEW DATE	02/21/2017	BY	KW
-------------	------------	----	----

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,747	112.3650	160.12	599,970	2011	2011	0	0	5.00	95.00
1 SFR CUST - 100% - 2022											
Heated Area: 3195											
HX Base Yr 2022											

96016 SOAP CREEK DR, FERNANDINA BEACH	06/07/2023	MLU
---------------------------------------	------------	-----

TOTAL OB/XF											
22,799											

TOTAL OB/XF											
22,799											

Total Acres: 0.00	Total Land Value: 135,000	Market: 0	Agricultural: 0
-------------------	---------------------------	-----------	-----------------

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		569,972	
TOTAL MARKET OB/XF VALUE		22,799	
TOTAL LAND VALUE - MARKET		135,000	
TOTAL MARKET VALUE		727,771	
SOH/AGL Deduction		117,373	
ASSESSED VALUE		610,398	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		560,398	
TOTAL JUST VALUE		727,771	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		592,619	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24073	CO ISSUED	0	05/09/2011
E23177	ELEC OTHER	0	01/01/2011
M15856	H/AC	0	01/01/2011
E23122	NEW CONSTR	0	12/01/2010
P14518	NEW CONSTR	0	11/01/2010
B24073	NEW CONSTR	350,014	10/01/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2512/1351	11/09/2021	WD	Q	I	01
GRANTOR: VINCENT WARREN R & TO					
GRANTEE: EMRIE RYAN M & SHAU					
2203/0779	6/11/2018	WD	Q	I	01
GRANTOR: BREITHAUP ERNEST S &					
GRANTEE: VINCENT WARREN R &					

BUILDING NOTES					
----------------	--	--	--	--	--

BUILDING DIMENSIONS					
BAS=[YR=2011] W31 FSP=[YR=2011] N3 W23 S18 E10 N10 E12 N5 E1 \$ W1 S5 W12 S10 W14FGR=[YR=2011] W11 S32 E24 N23 W13 N9 \$ S9 E13 S29 FOP=[YR=2011] S8 E34 N8 W34 \$ E34 N12 E11 N41 \$ PTR= E30 FUS=[YR=2011] E33 N2 E12 S10 W11 S16 W20 N2 W14 N22 \$ W30 \$.					