LOT 4
WATERWAY OAKS AT OYSTER BAY
HARBOUR PB 7/93

TRUITT ROY
96072 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2023

46-3N-28-6205-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

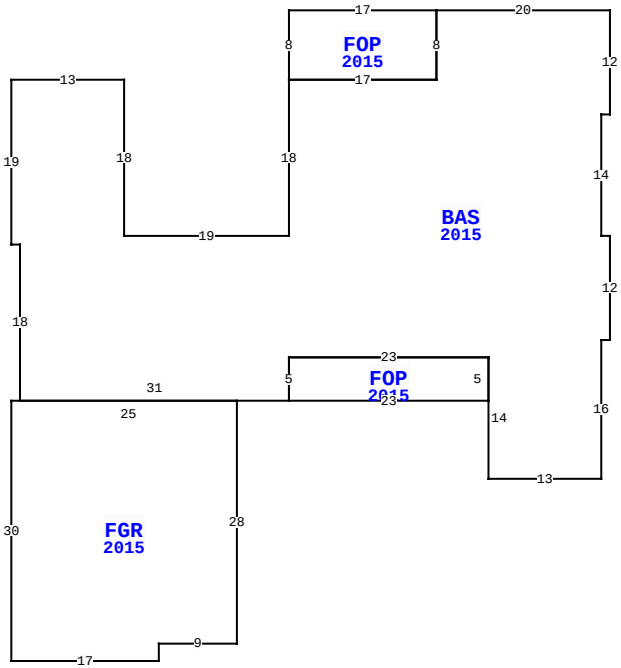
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4079.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,334	100	2,334	412,226
FGR	762	55	419	74,003
FOP	115	30	34	6,005
FOP	136	30	41	7,241
TOTALS	3,347		2,828	499,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,828	127.7760	182.08	514,922	2015	2015	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2022 Heated Area: 2334 HX Base Yr 2022



96072 SOAP CREEK DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/07/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		499,474
TOTAL MARKET OB/XF VALUE		10,924
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		645,398
SOH/AGL Deduction		100,950
ASSESSED VALUE		544,448
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		489,448
TOTAL JUST VALUE		645,398
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		528,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429113	CO ISSUED	0	03/23/2015
B1429113	NEW CONSTR	293,257	07/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2484/0681	7/28/2021	WD	Q	I	02	700,000
GRANTOR: BERGEL PETER T & MARY						
GRANTEE: TRUITT ROY						
1674/1997	4/30/2010	WD	U	V	33	106,000
GRANTOR: OB ISLAND HOMES LLC						
GRANTEE: BERGEL PETER T & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W20 FOP=[YR=2015] W17 S8 E17 N8$ S8 W17 S18 W19 N18 W13 S19 E1 S18 FGR=[YR=2015] W1 S30 E17 N2 E9 N28 W25$ E31 FOP=[YR=2015] E23 N5 W23 S5$ N5 E23 S14 E13 N16 E1 N12 W1 N14 E1 N12$.

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
1	0812	CONCRETE C	0	100	0	0	1,197.00	SF	4.00	4.00	100	2015	2015	3	96	4,596	
2	0825	BRICK	0	100	0	0	237.00	SF	12.50	12.50	100	2015	2015	3	99	2,933	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	97	3,395	

LAND DESCRIPTION

TOTAL OB/XF 10,924

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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000							

REVIEW DATE 08/06/2020 BY KWA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/02/2023 BY SYS