LOT 5
IN OR 2187/1960
WATERWAY OAKS AT OYSTER BAY

HANSEN ROBERT GLENN & CHRISTINE
96090 SOAP CREEK DRIVE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-6205-0005-0000

BUILDING CHARACTERISTICS

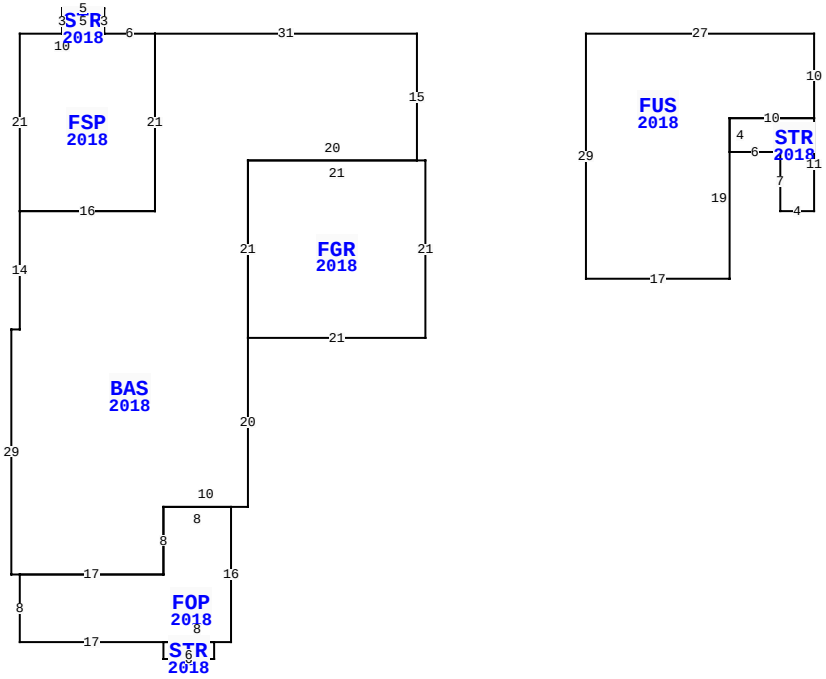
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,641	100	1,641	289,931
FGR	441	55	243	42,933
FOP	264	30	79	13,957
FSP	336	40	134	23,675
FUS	593	100	593	104,771
STR	12	10	1	176
STR	15	10	2	354
STR	68	10	7	1,237
TOTALS	3,370		2,700	477,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,700	125.8752	179.37	484,299	2018	2018	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2019 Heated Area: 2234 HX Base Yr 2019



96090 SOAP CREEK DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		477,035
TOTAL MARKET OB/XF VALUE		11,696
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		623,731
SOH/AGL Deduction		304,840
ASSESSED VALUE		318,891
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		268,891
TOTAL JUST VALUE		623,731
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		510,775

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631663	CO ISSUED	0	04/02/2018
B1631663	NEW CONSTR	285,210	01/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2187/1960	3/30/2018	WD	Q	I	01	400,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HANSEN ROBERT GLENN						
1972/0747	3/23/2015	WD	Q	V	01	90,000
GRANTOR: OB ISLAND HOMES LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W31 FSP=[YR=2018] W6 STR=[YR=2018] N3 W5 S3 E5$ W10 S21 E16 N21$ S21 W16 S14 W1 S29 E1 FOP=[YR=2018] S8 E17 STR=[YR=2018] S2 E6 N2 W6$ E8 N16 W8 S8 W17$ E17 N8 E10 N20 FGR=[YR=2018] E21 N21 W21 S21$ N21 E20 N15$ PTR= E20 FUS=[YR=2018] E27 S10 STR=[YR=2018] S11 W4 N7 W6 N4 E10$ W10 S19 W17 N29$ W20$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	99	3,465	
2	0810	CONCRETE A	0	100	18	3	54.00	SF	6.50	6.50	100	2018	2018	3	98	344	
3	0855	CONC PAVER	0	100	12	20	240.00	SF	10.00	10.00	100	2018	2018	3	98	2,352	
4	0812	CONCRETE C	0	100	0	0	1,412.00	SF	4.00	4.00	100	2018	2018	3	98	5,535	

LAND DESCRIPTION

TOTAL OB/XF 11,696

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 07/03/2018 BY KW Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/02/2023 BY SYS