

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

WILLIAMS RANDY C & KELLY M
96126 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2023

46-3N-28-6205-0007-0000



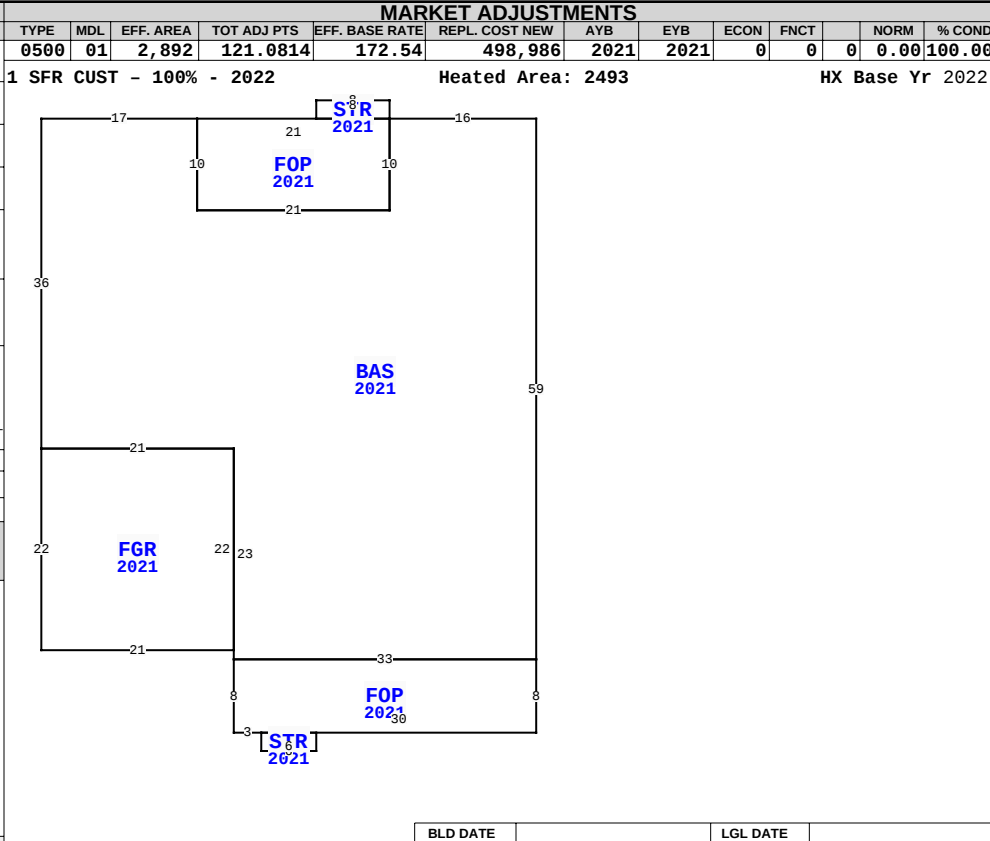
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,493	100	2,493	430,142
FGR	462	55	254	43,825
FOP	210	30	63	10,870
FOP	264	30	79	13,631
STR	12	10	1	173
STR	16	10	2	345
TOTALS	3,457		2,892	498,986

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0855	CONC PAVER	0 100	0	0	915.00	SF	10.00	10.00	100	2021	2021	3	100

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



96126 SOAP CREEK DR, FERNANDINA BEACH										BLD DATE		LGL DATE		06/07/2023	MLU
										XF DATE		LAND DATE			
										INC DATE		AG DATE			

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		498,986			
TOTAL MARKET OB/XF VALUE		9,150			
TOTAL LAND VALUE - MARKET		135,000			
TOTAL MARKET VALUE		643,136			
SOH/AGL Deduction		102,410			
ASSESSED VALUE		540,726			
TOTAL EXEMPTION VALUE		50,000			HX HB
BASE TAXABLE VALUE		490,726			
TOTAL JUST VALUE		643,136			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		524,977			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2009223	CO ISSUED	0	08/24/2021
B2009223	NEW CONSTR	339,763	11/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2493/0577	8/25/2021	WD	Q	I	01	593,000
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: WILLIAMS RANDY C &						
2238/1804	11/20/2018	SW	Q	V	05	337,200
GRANTOR: OB ISLAND HOMES LLC						
GRANTEE: RIVERSIDE HOMES OF						

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

BUILDING DIMENSIONS														
BAS=[YR=2021] W16 STR=[YR=2021] N2 W8 S2 E8\$ FOP=[YR=2021] W21 S10 E21 N10\$ S10 W21 N10 W17 S36 FGR=[YR=2021] S22 E21 N22 W21\$ E21 S23 FOP=[YR=2021] S8 E3 STR=[YR=2021] S2 E6 N2 W6\$ E30 N8 W33\$ E33 N59\$.														