LOT 8
WATERWAY OAKS AT OYSTER BAY
HARBOUR PB 7/93

CHAPMAN STEVEN J & JANET S
96142 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2023

46-3N-28-6205-0008-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

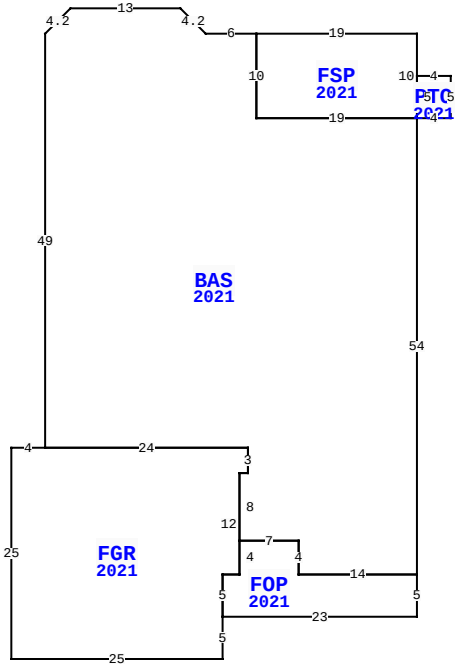
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4079.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,298	100	2,298	425,337
FGR	658	55	362	67,003
FOP	143	30	43	7,959
FSP	190	40	76	14,067
PTO	20	5	1	185
TOTALS	3,309		2,780	514,550

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,780	129.8880	185.09	514,550	2021	2021	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2022 Heated Area: 2298 HX Base Yr 2022



96142 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		514,550
TOTAL MARKET OB/XF VALUE		17,950
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		667,500
SOH/AGL Deduction		108,042
ASSESSED VALUE		559,458
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		504,458
TOTAL JUST VALUE		667,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		543,163

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C204008	CO ISSUED	0	03/04/2021
B204008	NEW CONSTR	321,876	05/28/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2442/0847	3/04/2021	WD	Q	I	01	562,900
GRANTOR: RIVERSIDE HOMES OF N						
GRANTEE: CHAPMAN STEVEN J &						
2280/1362	6/07/2019	SW	Q	V	05	449,600
GRANTOR: OB ISLAND HOMES LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W19 BAS=[YR=2021] W6 U3 L3 W13 D3 L3 S49 FGR=[YR=2021] W4 S25 E25 N5 FOP=[YR=2021] E23 N5 W14 N4 W7 S4 W2 S5$ N5 E2 N12 E1 N3 W24$ E24 S3 W1 S8 E7 S4 E14 N54 W19 N10$ S10 E19 PTO=[YR=2021] E4 N5 W4 S5$ N10$.

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	0855	CONC PAVER	0	100	47	3	141.00	SF	10.00	10.00	100	2021	2021	3	100	1,410	
2	0855	CONC PAVER	0	100	0	0	1,304.00	SF	10.00	10.00	100	2021	2021	3	100	13,040	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 17,950

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 03/01/2021 BY KW Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/02/2023 BY SYS