

LOT 10
WATERWAY OAKS AT OYSTER BAY
HARBOR PB 7/93

KIRKLAND BRUCE A & TONYA L
96178 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2023

46-3N-28-6205-0010-0000



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 50
Interior Floo	14	CARPET 50
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

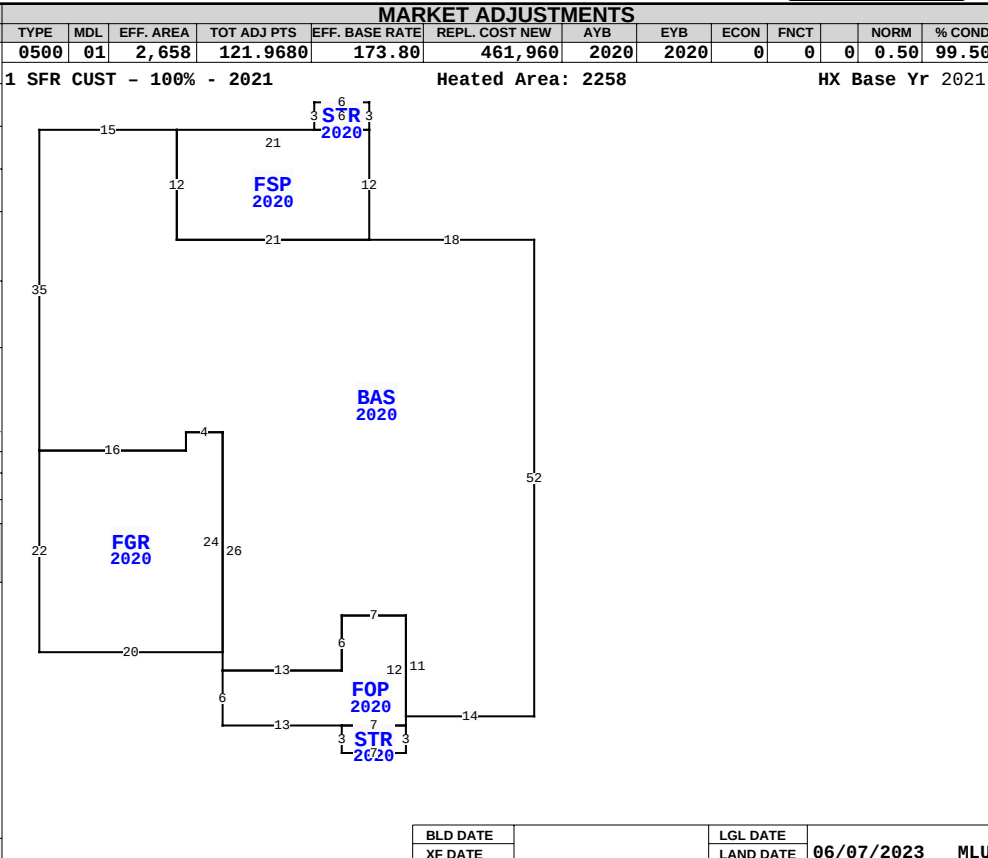
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4079.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,258	100	2,258	390,478
FGR	448	55	246	42,541
FOP	162	30	49	8,473
FSP	252	40	101	17,466
STR	18	10	2	346
STR	21	10	2	346

TOTALS	3,159		2,658	459,650
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	22	3	66.00	SF	10.00	10.00
2	0855	CONC PAVER	0 100	0	0	752.00	SF	10.00	10.00

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



TOTAL OB/XF									
8,098									

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8,098									

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					459,650				
TOTAL MARKET OB/XF VALUE					8,098				
TOTAL LAND VALUE - MARKET					135,000				
TOTAL MARKET VALUE					602,748				
SOH/AGL Deduction					173,318				
ASSESSED VALUE					429,430				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					379,430				
TOTAL JUST VALUE					602,748				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					494,388				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1908051	CO ISSUED	0	03/30/2020
B1908051	NEW CONSTR	458,467	07/29/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2352/1808	4/08/2020	WD	Q	I	02	499,900
GRANTOR: RIVERSIDE HOMES OF N						
GRANTEE: KIRKLAND BRUCE A &						
2191/0748	4/17/2018	SW	Q	V	05	562,000
GRANTOR: O B ISLAND HOMES LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W18 FSP=[YR=2020] N12 STR=[YR=2020] N3 W6 S3 E6\$ W21 S12 E21\$ W21 N12 W15 S35 FGR=[YR=2020] S22 E20 N24 W4 S2 W16\$ E16 N2 E4 S26 FOP=[YR=2020] S6 E13 STR=[YR=2020] S3 E7 N3 W7\$ E7 N12 W7 S6 W13\$ E13 N6 E7 S11 E14 N52\$.									