LOT 15
IN OR 1658/1769
WATERWAY OAKS AT OYSTER BAY

COMBS JOHN W & KATHLEEN M
96254 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2023

46-3N-28-6205-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

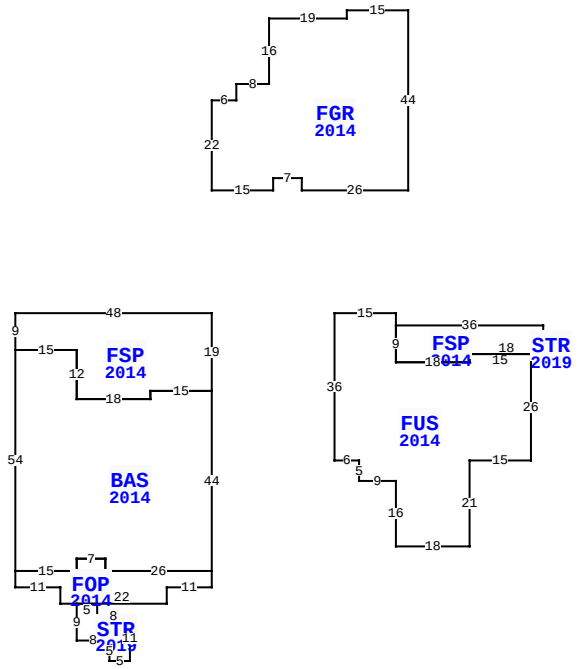
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4.5 100
Frame	04	REIN CONC 100
Stories	3.	3. 100
Units		0 100
Quality	06	Quality Level 06
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	2,205	100	2,205	460,616
FGR	1,777	55	977	204,091
FOP	317	30	95	19,845
FSP	288	40	115	24,023
FSP	798	40	319	66,637
FUS	1,785	100	1,785	372,879
STR	16	10	2	418
STR	118	10	12	2,507
TOTALS	7,304		5,510	1,151,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	5,510	152.7030	217.60	1,198,976	2014	2014	0	0	0	4.00	96.00

1 SFR CUST – 100% - 2015 Heated Area: 3990 HX Base Yr 2015



96254 SOAP CREEK DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		1,151,017
TOTAL MARKET OB/XF VALUE		21,375
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		1,372,392
SOH/AGL Deduction		738,849
ASSESSED VALUE		633,543
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		583,543
TOTAL JUST VALUE		1,372,392
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,151,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327008	CO ISSUED	0	02/27/2014
B1428249	ADDITION	5,800	01/01/2014
R1313468	MTLROOF	7,722	05/01/2013
B1327008	NEW CONSTR	0	03/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1658/1769	1/18/2010	WD	Q	V	02	279,900

GRANTOR: OB ISLAND HOMES LLC
GRANTEE: COMBS JOHN W & KATH

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2014] W48 S9 BAS=[YR=2014] S54 FOP=[YR=2014] S4 E11 S4 E4 STR=[YR=2019] S9 E8 S5 E5 N11 W8 N3 W5$ E22 N4 E11 N4 W26 N3 W7 S3 W15 $ E15 N3 E7 S3 E26 N44 W15 S2 W18 N12 W15 $ E15 S12 E18 N2 E15 N19 $ PTR= E30 FUS=[YR=2014] E15 S3 FSP=[YR=2014] E36 S3 STR=[YR=2019] E4 S4 W4 N4$ S4 W18 S2 W18 N9$ S9 E18 N2 E15 S26 W15 S21 W18 N16 W9 N5 W6 N36$ W30 PTR= N30 FGR=[YR=2014] N22 E6 N4 E8 N16 E19 N2 E15 S44 W26 N3 W7 S3 W15$ S30 $.

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	0	0	2,250.00	SF	10.00	10.00	100	2014	2014	3	95	21,375	

LAND DESCRIPTION

TOTAL OB/XF 21,375

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	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 07/27/2020 BY KWA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS