

LOT 17
IN OR 1729/486
WATERWAY OAKS AT OYSTER BAY

OTT GREGORY M & REBECCA A
96300 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2023

46-3N-28-6205-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	16	WD FR STUC 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3.5	100
Frame	04	REIN CONC 100
Stories	2.	2. 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
BAL	345	15	52	9,872
BAS	3,301	100	3,301	626,675
FGR	782	55	430	81,633
FGR	888	55	488	92,644
FOP	28	30	8	1,519
FOP	263	30	79	14,997
FSP	266	40	106	20,124
FST	30	55	16	3,038
FST	30	55	16	3,038
STR	69	10	7	1,329
TOTALS	6,403		4,572	867,968

** This building has 12 Sub-Areas

96300 SOAP CREEK DR, FERNANDINA BEACH

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	2,440.00	SF	10.00	10.00	100	2015
2	0855	CONC PAVER	0 100	0	0	210.00	SF	10.00	10.00	100	2015
3	0504	FP-ELECTRI	0 100	0	0	3.00	UT	2,000.00	2,000.00	100	2015

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,572	137.6301	196.12	896,661	2015	2015	0	0	3.20	96.80
1 SFR CUST - 100% - 2016											
Heated Area: 3301											
HX Base Yr 2016											

TOTAL OB/XF											
31,260											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
4											
VALUATION BY											
STANDARD											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
867,968											
TOTAL MARKET OB/XF VALUE											
31,260											
TOTAL LAND VALUE - MARKET											
200,000											
TOTAL MARKET VALUE											
1,099,228											
SOH/AGL Deduction											
347,004											
ASSESSED VALUE											
752,224											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
702,224											
TOTAL JUST VALUE											
1,099,228											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
924,539											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428721	CO ISSUED	0	06/11/2015
B1428721	NEW CONSTR	473,188	05/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1729/0486	3/15/2011	WD	Q	V	01	256,714
GRANTOR:OB ISLAND HOMES LLC						
GRANTEE:OTT GREGORY M & REB						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2015] W24 FGR=[YR=2015] W14 N13 W5 STR=[YR=2015] W11 S4 FST=[YR=2015] S5 E6 N5 W6\$ E6 S5 W6 S4 E11 N13\$ S13 W11 S23 E11 S3 E9 N3 E10 N23\$ S37 E24 N37\$ PTR= E20											
BAS=[YR=2015] E16 FSP=[YR=2015] E19 S10 BAL=[YR=2015] E5 S4 E23 S6 W1 S8 FOP=[YR=2015] S4 W5 L4 U4 E9\$ W19 N5 L3 U3 W5 N10\$ S4 W19 N14\$ S14 E19 S6 E5 D3 R3 S5 E10 D4 R4 E5 N12 E16 S48 W12 FOP=[YR=2015] S2 W14 UOP=[YR=2015] S3 E10 S14 W6 N9 W18 S9 W6 N14 E10 N3 E10\$ W22 N8 E13 N2 E10 S5 E11 S3 E2\$ W2 N3 W11 N5 W10 S2 W13 N13 W10 S10 W9 N3 W11 N23 STR=[YR=2015] N4 FST=[YR=2015] N5 E6 S5 W6\$ E6 N5 E5 S9 W11\$ E11 N9 W11 N24\$ W20\$.											