LOT 20
IN OR 2016/573
WATERWAY OAKS AT OYSTER BAY

CUMMINS JONATHAN P & MARIA C
96360 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2023

46-3N-28-6205-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

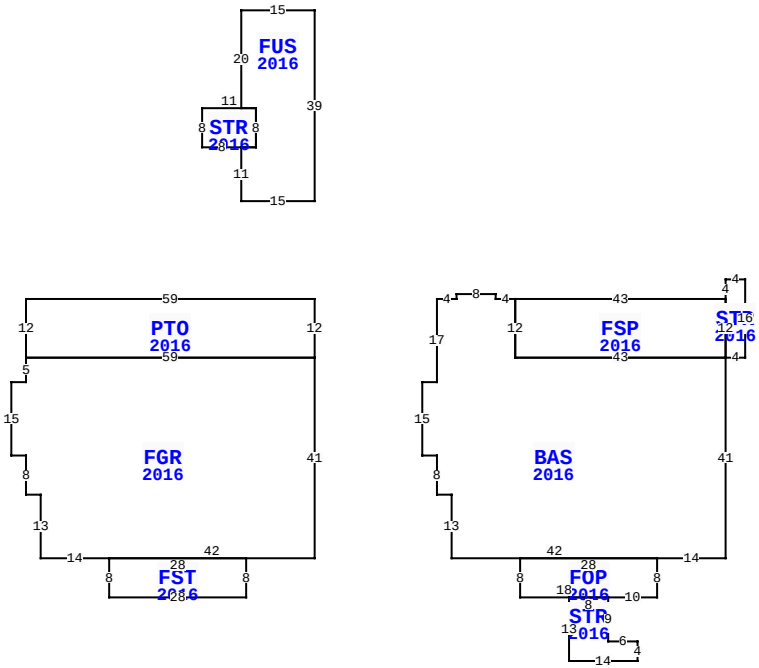
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	04	REIN CONC 100
Stories	2.5	2.5 100
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	2,625	100	2,625	498,896
FGR	2,425	55	1,334	253,535
FOP	224	30	67	12,734
FSP	516	40	206	39,152
FST	224	55	123	23,377
FUS	561	100	561	106,621
PTO	708	5	35	6,652
STR	64	10	6	1,141
STR	88	10	9	1,711
STR	128	10	13	2,471
TOTALS	7,563		4,979	946,287

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,979	137.1451	195.43	973,046	2016	2016	0	0	0	2.75	97.25

1 SFR CUST – 100% - 2017 Heated Area: 3186 HX Base Yr 2017



96360 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		946,287
TOTAL MARKET OB/XF VALUE		40,799
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		1,187,086
SOH/AGL Deduction		606,875
ASSESSED VALUE		580,211
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		530,211
TOTAL JUST VALUE		1,187,086
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		994,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631971	CO ISSUED	0	12/19/2016
B1631971	NEW CONSTR	491,116	03/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2016/0573	11/24/2015	WD	Q	V	01	249,900

GRANTOR: OB ISLAND HOMES LLC
GRANTEE: CUMMINS JONATHAN P

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2016] W59 S12 FGR=[YR=2016] S5 W3 S15 E3 S8 E3 S13 E14 FST=[YR=2016] S8 E28 N8 W28$ E42 N41 W59$ E59 N12$ PTR= E25 BAS=[YR=2016] E4 N1 E8 S1 E4 FSP=[YR=2016] E43 STR=[YR=2016] N4 E4 S16 W4 N12$ S12 W43 N12$ S12 E43 S41 W14 FOP=[YR=2016] S8 W10 STR=[YR=2016] S9 E6 S4 W14 N13E8$ W18 N8 E28$ W42 N13 W3 N8 W3 N15 E3 N17$ W25$ PTR= N20 FUS=[YR=2016] W15 N11 STR=[YR=2016] W8 N8 E11 S8 W3$ E3 N8 W3 N20 E15 S39$ S20$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	98	3,430	
2	0855	CONC PAVER	0	100	32	10	320.00	SF	10.00	10.00	100	2016	2016	3	97	3,104	
3	0855	CONC PAVER	0	100	0	0	2,450.00	SF	10.00	10.00	100	2016	2016	3	97	23,765	
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2016	2016	3	78	3,900	
5	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	92	552	
6	0462	ST/AL FNC	0	100	180	0	720.00	SF	10.00	10.00	100	2016	2016	3	84	6,048	

LAND DESCRIPTION

TOTAL OB/XF 40,799

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 02/16/2017 BY KW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS