

LOT 21  
IN OR 1761/34  
WATERWAY OAKS AT OYSTER BAY

LOUCKS DAVID A & CHRISTINE M  
96374 SOAP CREEK DRIVE  
FERNANDINA BEACH, FL 32034

2023

46-3N-28-6205-0021-0000



| BUILDING CHARACTERISTICS                                                                                                                      |                  |                |                          |                      |                                       |             |                |                |             | MARKET ADJUSTMENTS |             |          |        |                 |               |                       |            |                             |      | NASSAU COUNTY PROPERTY |      |     |    |        |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|--------------------------|----------------------|---------------------------------------|-------------|----------------|----------------|-------------|--------------------|-------------|----------|--------|-----------------|---------------|-----------------------|------------|-----------------------------|------|------------------------|------|-----|----|--------|--|--|--|--|--|
| ELEMENT                                                                                                                                       | CD               | CONSTRUCTION   | TYPE                     | MDL                  | EFF. AREA                             | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB                | ECON        | FNCT     | NORM   | % COND          | PAGE 1 of 1 4 |                       |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Exterior Wall                                                                                                                                 | 10               | ABOVE AVG 50   | 0500                     | 11                   | 5,958                                 | 156.7215    | 223.33         | 1,330,600      | 2014        | 2014               | 0           | 0        | 0      | 3.75            | 96.25         | VALUATION BY STANDARD |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Exterior Wall                                                                                                                                 | 16               | WD FR STUC 50  | 1 SFR CUST - 100% - 2015 |                      |                                       |             |                |                |             |                    |             |          |        |                 |               | Heated Area: 4960     |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Roof Structure                                                                                                                                | 03               | GABLE/HIP 100  |                          |                      |                                       |             |                |                |             |                    |             |          |        |                 |               | HX Base Yr 2015       |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Roof Cover                                                                                                                                    | 11               | SLATE 100      |                          |                      |                                       |             |                |                |             |                    |             |          |        |                 |               |                       |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Interior Wall                                                                                                                                 | 05               | DRYWALL 100    |                          |                      |                                       |             |                |                |             |                    |             |          |        |                 |               |                       |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Interior Floor                                                                                                                                | 12               | HARDWOOD 60    |                          |                      |                                       |             |                |                |             |                    |             |          |        |                 |               |                       |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Interior Floor                                                                                                                                | 14               | CARPET 40      |                          |                      |                                       |             |                |                |             |                    |             |          |        |                 |               |                       |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Air Condition                                                                                                                                 | 03               | CENTRAL 100    |                          |                      |                                       |             |                |                |             |                    |             |          |        |                 |               |                       |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Heating Type                                                                                                                                  | 04               | AIR DUCTED 100 |                          |                      |                                       |             |                |                |             |                    |             |          |        |                 |               |                       |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Bedrooms                                                                                                                                      | 3                | 100            |                          |                      |                                       |             |                |                |             |                    |             |          |        |                 |               |                       |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Bathrooms                                                                                                                                     | 3.5              | 100            |                          |                      |                                       |             |                |                |             |                    |             |          |        |                 |               |                       |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Frame                                                                                                                                         | 04               | REIN CONC 100  |                          |                      |                                       |             |                |                |             |                    |             |          |        |                 |               |                       |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Stories                                                                                                                                       | 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                                                                                                                                           | 2,532            | 100            | 2,532                    | 544,267              |                                       |             |                |                |             |                    |             |          |        |                 |               |                       |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| FGR                                                                                                                                           | 1,170            | 55             | 644                      | 138,432              |                                       |             |                |                |             |                    |             |          |        |                 |               |                       |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| FOP                                                                                                                                           | 114              | 30             | 34                       | 7,308                |                                       |             |                |                |             |                    |             |          |        |                 |               |                       |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| FOP                                                                                                                                           | 117              | 30             | 35                       | 7,524                |                                       |             |                |                |             |                    |             |          |        |                 |               |                       |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| FOP                                                                                                                                           | 117              | 30             | 35                       | 7,524                |                                       |             |                |                |             |                    |             |          |        |                 |               |                       |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| FOP                                                                                                                                           | 120              | 30             | 36                       | 7,739                |                                       |             |                |                |             |                    |             |          |        |                 |               |                       |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| FOP                                                                                                                                           | 153              | 30             | 46                       | 9,888                |                                       |             |                |                |             |                    |             |          |        |                 |               |                       |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| FSP                                                                                                                                           | 140              | 40             | 56                       | 12,037               |                                       |             |                |                |             |                    |             |          |        |                 |               |                       |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| FSP                                                                                                                                           | 260              | 40             | 104                      | 22,355               |                                       |             |                |                |             |                    |             |          |        |                 |               |                       |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| FUS                                                                                                                                           | 2,428            | 100            | 2,428                    | 521,911              |                                       |             |                |                |             |                    |             |          |        |                 |               |                       |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| TOTALS                                                                                                                                        |                  |                |                          |                      | 7,231                                 | 5,958       | 1,280,702      |                |             |                    |             |          |        |                 |               |                       |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                |                  |                |                          |                      | 96374 SOAP CREEK DR, FERNANDINA BEACH |             |                |                |             |                    |             |          |        |                 |               |                       |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| L N                                                                                                                                           | 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           |                | 2,824.00       | SF          | 10.00              |             |          |        | 26,828          |               |                       |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| TOTAL OB/XF 26,828                                                                                                                            |                  |                |                          |                      |                                       |             |                |                |             |                    |             |          |        |                 |               |                       |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                              |                  |                |                          |                      |                                       |             |                |                |             |                    |             |          |        |                 |               |                       |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| L N                                                                                                                                           | USE CODE         | CLS            | LAND USE DESCRIPTION     | CAP                  | R D                                   | LOC ZONE    | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE          | D T         | DPH 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 01/12/2023 BY DJA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS |                  |                |                          |                      |                                       |             |                |                |             |                    |             |          |        |                 |               |                       |            |                             |      |                        |      |     |    |        |  |  |  |  |  |