LOT 31
IN OR 1508/1934
WATERWAY OAKS AT OYSTER BAY

HEUBECK BARBARA D
96570 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2023

46-3N-28-6205-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

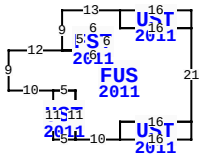
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
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	

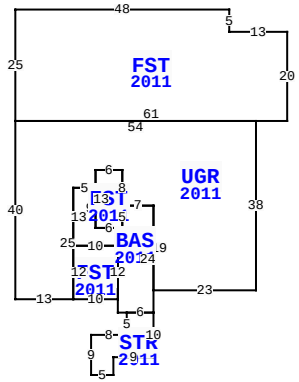
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	272	100	272	53,621
BAS	3,457	100	3,457	681,502
FOP	386	30	116	22,868
FSP	973	40	389	76,686
FST	36	55	20	3,943
FST	36	55	20	3,943
FST	78	55	43	8,477
FST	120	55	66	13,011
FST	1,460	55	803	158,301
FUS	788	100	788	155,344
TOTALS	9,842		6,846	1,349,599

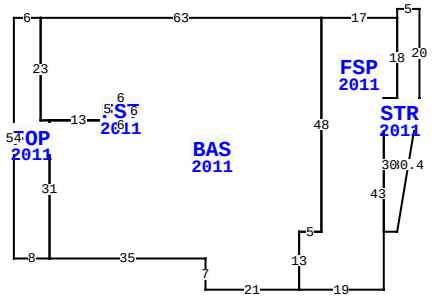
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	6,846	146.0055	208.06	1,424,379	2011	2011	0	0	0	5.25	94.75

1 SFR CUST – 100% - 2012 Heated Area: 4517 HX Base Yr 2012







** This building has 16 Sub-Areas

96570 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		1,349,599
TOTAL MARKET OB/XF VALUE		35,477
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		1,585,076
SOH/AGL Deduction		860,377
ASSESSED VALUE		724,699
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		669,699
TOTAL JUST VALUE		1,585,076
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,326,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22534	CO ISSUED	0	03/04/2011
R12406	REPAIR/RRF	7,000	07/01/2010
G01535	GAS	2,800	05/01/2010
M14992	MECH OTHER	0	01/01/2010
P0913969	OTHER	0	10/01/2009
E21912	ELEC OTHER	1,950	07/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/1934	6/29/2007	WD	Q	V		300,000

GRANTOR: OB ISLAND HOMES LLC

GRANTEE: HEUBECK NORMAN B &

BUILDING NOTES

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	2,718.00	SF	10.00	10.00	100	2011	2011	3	93	25,277	
2	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2011	2011	3	100	10,200	

BUILDING DIMENSIONS

FST=[YR=2011] W13 N5 W48 S25 UGR=[YR=2011] S40 E13 FST=[YR=2011] E10 BAS=[YR=2011] S3 E2 STR=[YR=2011] S5 W8 S9 E5 N4 E9 N10 W6$ E6 N24 W7 FST=[YR=2011] N8 W6 S13 E6 N5 $ S5 W6 N9 W5 S13 E10 S12 $ N12 W10 S12 $ N25 E5 N4 E6 S8 E7 S19 E23 N38 W54 $ E61 N20 $ PTR= E30 FOP=[YR=2011] E6 BAS=[YR=2011] E63 FSP=[YR=2011] E17 STR=[YR=2011] N2E5 S20 D30 L5 W3 N30 E3 N18$ S18 W3 S43 W19 N13 E5 N48 $ S48 W5 S13 W21 N7 W35 N31 E13 FST=[YR=2011] S1 E6 N6 W6 S5$ W13 W2 N23 $ S23 E2 S31 W8 N54 $ W30 $ PTR= N40 UST=[YR=2011] N11 FUS=[YR=2011] W10 N9 E12E4 FST=[YR=2011] S1 E6 N6W6 S5$ W4 N9 E13 UST=[YR=2011] S4 E16 N4 W16$ S4 E16 S21UST=[YR=2011] W16 S4 E16 N4 $ W16 S4 W10 N11 W5$ E5 S11 W5 $ S40$.

LAND DESCRIPTION

TOTAL OB/XF 35,477

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 02/17/2017 BY KW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS