

LOT 43
IN OR 1453/1782
WATERWAY OAKS AT OYSTER BAY

PERTUZ ALVARO & MARCIA
96776 SOAP CREEK DRIVE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-6205-0043-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	17	CB STUCCO 10
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
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	1,703	100	1,703	329,627
FGR	726	55	399	77,229
FOP	18	30	5	968
FSP	182	40	73	14,130
FSP	204	40	82	15,871
FSP	292	40	117	22,646
FSP	312	40	125	24,194
FSP	334	40	134	25,937
FUS	1,543	100	1,543	298,658
STR	90	10	9	1,742
TOTALS	5,652		4,240	820,679

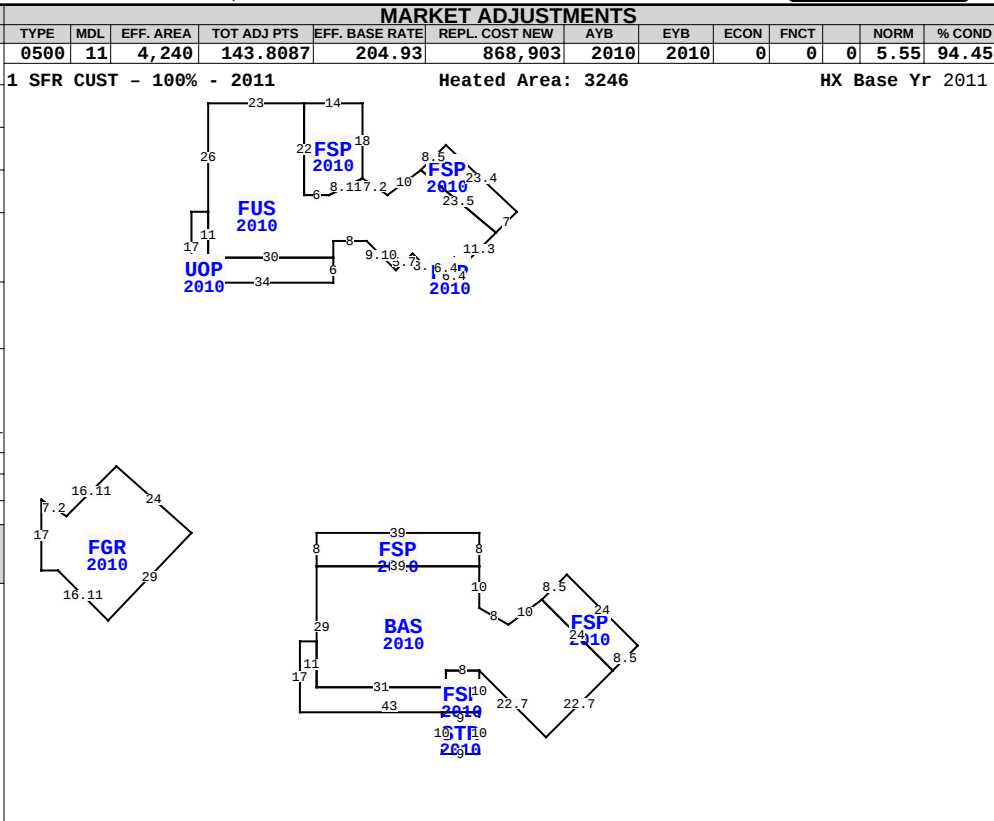
EXTRA FEATURES

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2010	2010	3	94	3,290	
2	0812	CONCRETE C	0 100	0	0	1,012.00	SF	4.00	4.00	100	2010	2010	3	92	3,724	

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 06/14/2021 BY KWA



96776 SOAP CREEK DR, FERNANDINA BEACH

BLD DATE	06/02/2015	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF 7,014

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		820,679
TOTAL MARKET OB/XF VALUE		7,014
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		1,027,693
SOH/AGL Deduction		571,912
ASSESSED VALUE		455,781
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		405,781
TOTAL JUST VALUE		1,027,693
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		872,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22462	CO ISSUED	0	04/01/2010
M14811	MECH OTHER	0	09/01/2009
R12109	REPAIR/RRF	8,500	09/01/2009
P13816	OTHER	0	06/01/2009
B22462	NEW CONSTR	400,000	05/01/2009

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U / V I / RSN CD
1453/1782	10/20/2006	WD Q	V
GRANTOR: OB ISLAND HOMES LLC			
GRANTEE: PERTUZ ALVARO & MAR			

OFF RECORD Number	DATE	TYPE INST	Q U / V I / RSN CD	SALE PRICE
1453/1782	10/20/2006	WD Q	V	249,500

GRANTOR: OB ISLAND HOMES LLC				
GRANTEE: PERTUZ ALVARO & MAR				

BUILDING NOTES			

BUILDING DIMENSIONS			
FGR=[YR=2010]	U16 L18	D12 L12	U4 L6 S17 E4 D12 R12
U21 R20 \$ PTR=E30	FSP=[YR=2010]	E39 S8	BAS=[YR=2010] S10
D4 R7 R8 U6	FSP=[YR=2010]	U6 R6	R17 D17 D6 L6 L17
U17 \$ D17 R17	D16 L16	L16 U16	FSP=[YR=2010] S10
STR=[YR=2010]	S10 W9 N10	E9 \$ W43	N17 E4 S11 E31 N4 E8 \$ W8
S4 W31 N29	E39 \$ W39 N8	\$W30 PTR=	N60 UOP=[YR=2010] N17 E4
FUS=[YR=2010]	N26 E23	FSP=[YR=2010]	E14 S18 D4 L8 W6 N22
\$ S22 E6	R8 U4 R6 D4	U6 R8	FSP=[YR=2010] U6 R6 R17
D16 D5 L5	L18 U15 \$	D15 R18	D8 L8 FOP=[YR=2010] D5
L4 U2 L2	U5 R4 D2 R2 \$	U2 L2	L4 D5 U6 L6 D4 L4
L7 U7 W8	S4 W30 N11 \$	S11 E30	S6 W34 \$ S60 \$.

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