

LOT 47
IN OR 1910/587
WATERWAY OAKS AT OYSTER BAY

WHITTAKER JAMES & REBELEA
96675 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2023

46-3N-28-6205-0047-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

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Quality 05 Quality Level 05

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	1,885	100	1,885	293,996
FAT	243	20	49	7,643
FGR	648	55	356	55,524
FOP	232	30	70	10,917
FSP	220	40	88	13,726
FUS	585	100	585	91,240
STP	48	10	5	780
STR	40	10	4	624

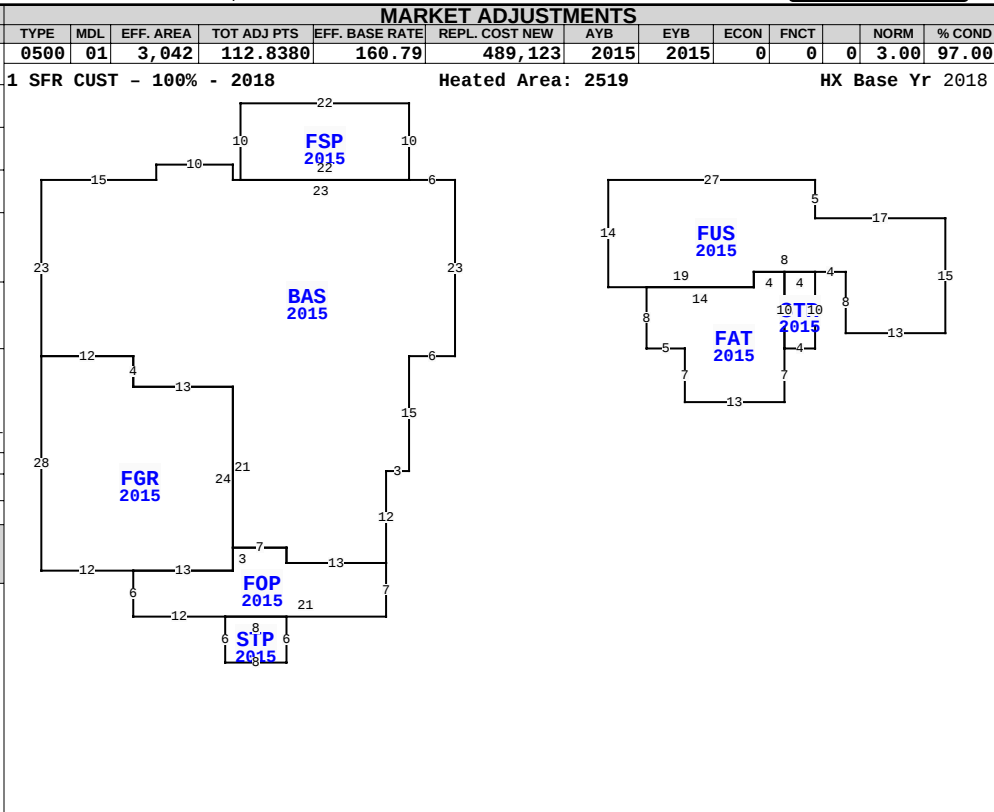
TOTALS 3,901 3,042 474,449

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	0825	BRICK	0 100	0	0	87.00	SF	12.50	12.50	100	2015	2015	3	99	1,077	
2	0825	BRICK	0 100	0	0	179.00	SF	12.50	12.50	100	2015	2015	3	99	2,215	
3	0812	CONCRETE C	0 100	0	0	1,152.00	SF	4.00	4.00	100	2015	2015	3	96	4,424	
4	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940	
5	0462	ST/AL FNC	0 100	168	0	672.00	SF	10.00	10.00	100	2015	2015	3	81	5,443	

LAND DESCRIPTION			TOTAL OB/XF 15,099													
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
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00

REVIEW DATE 01/12/2023 BY DJA



96675 SOAP CREEK DR, FERNANDINA BEACH

TOTAL OB/XF 15,099		
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Market: 0 Agricultural: 0 Common: 135,000

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY			STANDARD	
VALUATION BY			Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE			474,449	
TOTAL MARKET OB/XF VALUE			15,099	
TOTAL LAND VALUE - MARKET			135,000	
TOTAL MARKET VALUE			624,548	
SOH/AGL Deduction			255,878	
ASSESSED VALUE			368,670	
TOTAL EXEMPTION VALUE			50,000	
BASE TAXABLE VALUE			318,670	
TOTAL JUST VALUE			624,548	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			509,356	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428696	CO ISSUED	0	03/13/2015
B1428696	NEW CONSTR	336,089	04/01/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1910/0587	3/21/2014	WD Q	Q	V	01

GRANTOR: OB ISLAND HOMES LLC
GRANTEE: WHITTAKER JAMES & R

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BUILDING NOTES

BUILDING DIMENSIONS															
BAS=[YR=2015] W6 FSP=[YR=2015] N10 W22 S10 E22\$ W23 N2 W10 S2 W15 S23 FGR=[YR=2015] S28 E12 FOP=[YR=2015] S6 E12 STP=[YR=2015] S6 E8 N6 W8\$ E21 N7 W13 N2 W7 S3 W13\$ E13 N24 W13 N4 W12\$ E12 S4 E13 S21 E7 S2 E13 N12 E3 N15 E6 N23\$ PTR =E20 FUS=[YR=2015] E27 S5 E17 S15 W13 N8 W4 STR=[YR=2015] S10 W4 FAT=[YR=2015] S7 W13 N7 W5 N8 E14 N2 E4 S10\$ N10 E4\$ W8 S2 W19 N14\$ W20\$.															