

LOT 76
IN OR 2150/1706
WATERWAY OAKS AT OYSTER BAY

DAVIS JIMMY R & KAREN M
96605 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2023

46-3N-28-6205-0076-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
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
BAS	2,699	100
FGR	510	55
FOP	184	30
FSP	180	40
PTO	90	5
STP	40	10
TOTALS	3,703	3,114

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,114	118.6064	169.01	526,297	2018	2018	0	0	1.50	98.50
1 SFR CUST - 100% - 2020 Heated Area: 2699 HX Base Yr 2020											
96605 SOAP CREEK DR, FERNANDINA BEACH											
BLD DATE 06/07/2023 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			518,403
TOTAL MARKET OB/XF VALUE			17,352
TOTAL LAND VALUE - MARKET			135,000
TOTAL MARKET VALUE			670,755
SOH/AGL Deduction			348,276
ASSESSED VALUE			322,479
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			272,479
TOTAL JUST VALUE			670,755
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			547,008
PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1805102	CO ISSUED	0	01/07/2019
B1805102	NEW CONSTR	351,728	05/21/2018
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD SALE PRICE
2150/1706	10/06/2017	WD Q V 02	104,900
GRANTOR: OB ISLAND HOMES LLC			
GRANTEE: DAVIS JIMMY R & KAR			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2018] W10 N11 W3 STP=[YR=2018] N4 W10 S4 E10\$ W24			
FSP=[YR=2021] N1 W18 S10 E18 N9\$ S9 W18 S58 E13 N7			
FOP=[YR=2018] E8 N1 E12 FGR=[YR=2018] S14 E22 N15			
PTO=[YR=2018] E6 N15 W6 S15\$ N9 W8 S2 W5 N2 W5 S2 W4 S8\$ N8			
W12 N2 W8 S11\$ N11 E8 S2 E16 N2 E5 S2 E5 N2 E8 N38\$.			

TOTALS		3,703		3,114		518,403		96605 SOAP CREEK DR, FERNANDINA BEACH					XF DATE INC DATE				LAND DATE AG DATE		06/07/2023		MLU	
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	2018	2018	3	99	3,465			
2	0855	CONC PAVER	0	100	35	3	105.00		SF	10.00		10.00		100	2018	2018	3	98	1,029			
3	0855	CONC PAVER	0	100	44	17	748.00		SF	10.00		10.00		100	2018	2018	3	98	7,330			
4	0462	ST/AL FNC	0	100	130	0	520.00		SF	10.00		10.00		100	2020	2020	3	95	4,940			
5	0463	FENCE GATE	0	100	0	0	2.00		UT	300.00		300.00		100	2020	2020	3	98	588			