

LOT 77
WATERWAY OAKS AT OYSTER BAY
HARBOR PB 7/93

QUIGLEY FRANK J & JULIA S L/E/
96585 SOAP CREEK DRIVE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-6205-0077-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
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		3 100
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
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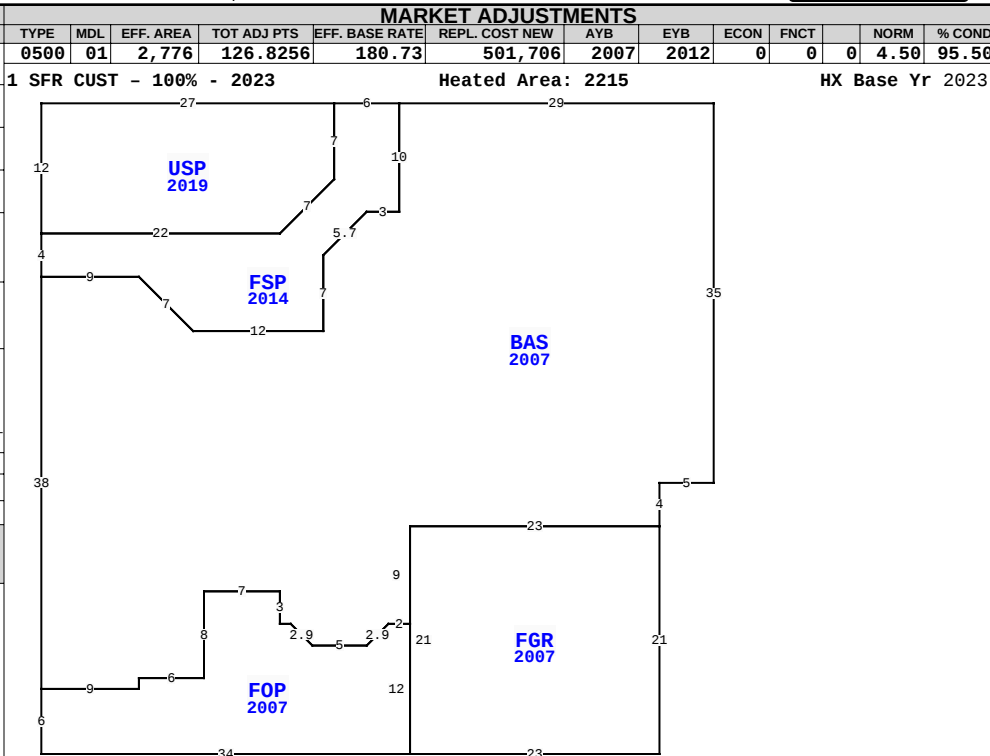
NEIGHBORHOOD/LOC	4079.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,215	100	2,215	382,303
FGR	483	55	266	45,911
FOP	331	30	99	17,087
FSP	255	40	102	17,604
USP	312	30	94	16,224

TOTALS	3,596		2,776	479,129
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	1,101.00	SF	10.00	10.00
2	1126	CB/STC 8"	0 100	0	0	100.00	SF	8.00	8.00
4	0462	ST/AL FNC	0 100	130	0	520.00	SF	10.00	10.00
5	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00
6	0855	CONC PAVER	1 100	0	0	540.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00



96585 SOAP CREEK DR, FERNANDINA BEACH	BLD DATE	LGL DATE	06/07/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	1,101.00	SF	10.00	10.00	100	2023	2022	3	100	11,010	
2	1126	CB/STC 8"	0 100	0	0	100.00	SF	8.00	8.00	100	2007	2007	3	89	712	
4	0462	ST/AL FNC	0 100	130	0	520.00	SF	10.00	10.00	100	2021	2021	3	98	5,096	
5	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	99	594	
6	0855	CONC PAVER	1 100	0	0	540.00	SF	10.00	10.00	100	2023	2022		100	5,400	

TOTAL OB/XF										22,812						
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

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY										STANDARD		
VALUATION BY										STANDARD		
Tax Group: 4										Tax Dist:		
BUILDING MARKET VALUE										479,129		
TOTAL MARKET OB/XF VALUE										22,812		
TOTAL LAND VALUE - MARKET										135,000		
TOTAL MARKET VALUE										636,941		
SOH/AGL Deduction										124,984		
ASSESSED VALUE										511,957		
TOTAL EXEMPTION VALUE										HX HB 50,000		
BASE TAXABLE VALUE										461,957		
TOTAL JUST VALUE										636,941		
NCON VALUE										7,130		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										514,185		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428952	PTOENCLOSURE	6,627	06/01/2014
B22735	REMODEL	13,000	08/01/2009
M12086	MECH OTHER	0	09/01/2006
E17662	ELEC OTHER	13,370	07/01/2006
P11364	OTHER	0	07/01/2006
C17957	CO ISSUED	0	06/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2628/0738	3/31/2023	LE	U	I	11	100	
GRANTOR: QUIGLEY FRANK J & JUL							
GRANTEE: QUIGLEY PATRICK & M							
2603/0620	11/15/2022	WD	Q	I	01	819,000	
GRANTOR: DAUGHTREY WILLIAM T &							
GRANTEE: QUIGLEY FRANK J & J							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W29 FSP=[YR=2014] W6 USP=[YR=2019] W27 S12 E22 U5 R5 N7\$ S7 L5 D5 W22 S4 E9 D5 R5 E12 N7 R4 U4 E3 N10\$ S10 W3 D4 L4 S7 W12 L5 U5 W9 S38 FOP=[YR=2007] S6 E34 FGR=[YR=2007] E23 N21 W23 S21\$ N12 W2 D2 L2 W5 U2 L2 W1N3 W7 S8 W6 S1 W9\$ E9 N1 E6 N8E7 S3 E1 R2 D2 E5 R2 U2 E2N9 E23 N4 E5 N35\$.									