

LOT 79
IN OR 2044/1162
WATERWAY OAKS AT OYSTER BAY

SMITH CHARLES L & SUSAN M
96547 SOAP CREEK DRIVE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-6205-0079-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall	31	HARDIE BRD 90		0500	01	4,658	108.6954	154.89	721,478	2021	2021	0	0	0	0.08	99.92	VALUATION BY		STANDARD										
Exterior Wall	20	FACE BRICK 10		1 SFR CUST - 100% - 2022										Heated Area: 3814				HX Base Yr 2022											
Roof Structur	08	IRREGULAR 100																Tax Group: 4		Tax Dist:									
Roof Cover	03	COMP SHNGL 90																BUILDING MARKET VALUE		720,901									
Roof Cover	13	STAND SEAM 10																TOTAL MARKET OB/XF VALUE		85,485									
Interior Wall	05	DRYWALL 100																TOTAL LAND VALUE - MARKET		135,000									
Interior Floor	12	HARDWOOD 60																TOTAL MARKET VALUE		941,386									
Interior Floor	14	CARPET 40																SOH/AGL Deduction		214,541									
Air Condition	03	CENTRAL 100																ASSESSED VALUE		726,845									
Heating Type	04	AIR DUCTED 100																TOTAL EXEMPTION VALUE		50,000									
Bedrooms	4 100		BASE TAXABLE VALUE															676,845											
Bathrooms	4.5 100		TOTAL JUST VALUE															941,386											
Frame	02	WOOD FRAME 100																NCON VALUE		0									
Stories	2.	2. 100																INCOME VALUE											
Units	0	0 100																PREVIOUS YEAR MKT VALUE		758,966									
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	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,704	100	2,704	418,488																									
FGR	935	55	514	79,549																									
FOP	152	30	46	7,119																									
FSP	428	40	171	26,465																									
FUS	1,110	100	1,110	171,790																									
STR	20	10	2	310																									
STR	20	10	2	310																									
STR	49	10	5	773																									
UOP	518	20	104	16,096																									
TOTALS	5,936		4,658	720,901																									
EXTRA FEATURES					96547 SOAP CREEK DR, FERNANDINA BEACH										BLD DATE					LGL DATE									
															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	06/07/2023 MLU												
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	100	3,500														
2	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2021	2021	3	97	4,850														
3	0855	CONC PAVER	0 100	0	0	2,402.00	SF	10.00	10.00	100	2021	2021	3	100	24,020														
4	0861	POOL GUNIT	0 100	34	13	442.00	SF	85.00	85.00	100	2021	2021	3	98	36,819														
5	0911	SCRN RM A	0 100	48	20	960.00	SF	17.50	17.50	100	2021	2021	3	97	16,296														