

LOT 80
WATERWAY OAKS AT OYSTER BAY
HARBOR PB 7/93

HAMER DOUGLAS T & CAROLINE C
96513 SOAP CREEK DRIVE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-6205-0080-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,404	100	2,404	407,233
DCK	182	10	18	3,049
FGR	829	55	456	77,245
FOP	632	30	190	32,185
FSP	352	40	141	23,886

TOTALS 4,399 3,209 543,597

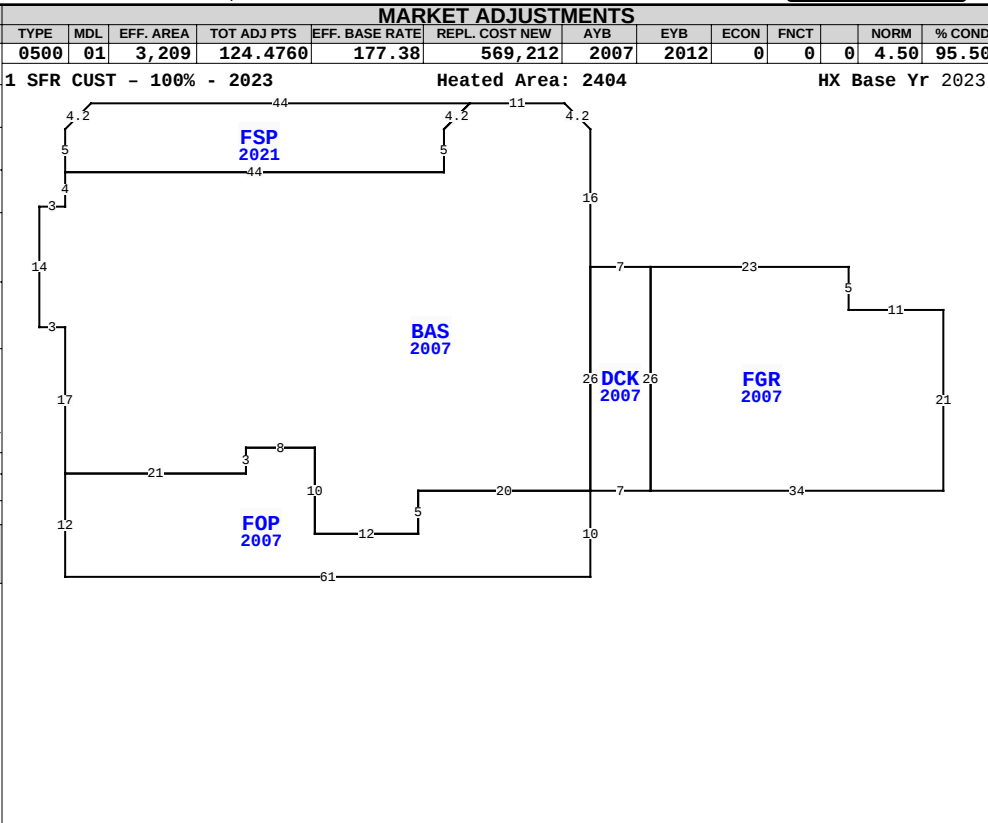
EXTRA FEATURES

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	0855	CONC PAVER	0 100	0 0	1,771.00	SF	10.00	10.00	100	2007	2007	3	89	15,762	
2	1076	TRELLIS A	0 100	5 41	205.00	SF	7.50	7.50	100	2007	2007	3	52	800	
3	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	
4	0600	SUMMER KIT	0 100	0 0	1.00	UT	5,000.00	5,000.00	100	2015	2015	3	74	3,700	

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	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	135,000							

REVIEW DATE 07/28/2020 BY KWA



96513 SOAP CREEK DR, FERNANDINA BEACH

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2	1076	TRELLIS A	0 100	5 41	205.00	SF	7.50	7.50	100	2007	2007	3	52	800	
3	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	
4	0600	SUMMER KIT	0 100	0 0	1.00	UT	5,000.00	5,000.00	100	2015	2015	3	74	3,700	

TOTAL OB/XF 23,482

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	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	135,000							

Total Acres: 0.00 Total Land Value: 135,000 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		543,597
TOTAL MARKET OB/XF VALUE		23,482
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		702,079
SOH/AGL Deduction		152,546
ASSESSED VALUE		549,533
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		499,533
TOTAL JUST VALUE		702,079
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		573,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13239	MECH OTHER	0	08/01/2007
P12557	OTHER	0	07/01/2007
E19370	ELEC OTHER	2,000	06/01/2007
C19940	CO ISSUED	0	05/01/2007
B19940	NEW CONSTR	278,322	05/01/2007
R10388	REPAIR/RRF	5,000	05/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2581/1362	7/29/2022	WD Q	I	01	

GRANTOR: RIPPEY MICHAEL & DURE
GRANTEE: HAMER DOUGLAS T & C
2271/0596 4/25/2019 WD Q I 02 505,000
GRANTOR: LAPLANTE-O'NEILL PAUL
GRANTEE: RIPPEY MICHAEL C &

BUILDING NOTES

BUILDING DIMENSIONS
FGR=[YR=2007] W11 N5 W23 DCK=[YR=2007] W7 BAS=[YR=2007]
N16 U3 L3 W11 FSP=[YR=2021] W44 D3 L3 S5 E44 N5 U3 R3
\$ D3 L3 S5 W44 S4 W3 S14 E3 S17 FOP=[YR=2007] S12 E61 N10
W20 S5 W12 N10 W8 S3 W21 \$ E21 N3 E8 S10 E12 N5 E20 N26 \$ S26
E7 N26 \$ S26 E34 N21 \$.

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