

LOT 81
IN OR 2238/1804
WATERWAY OAKS AT OYSTER BAY

CRUMBLEY HENRY & CAROL
96481 SOAP CREEK DRIVE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-6205-0081-0000



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	11	CLAY TILE 60
Interior Floo	14	CARPET 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

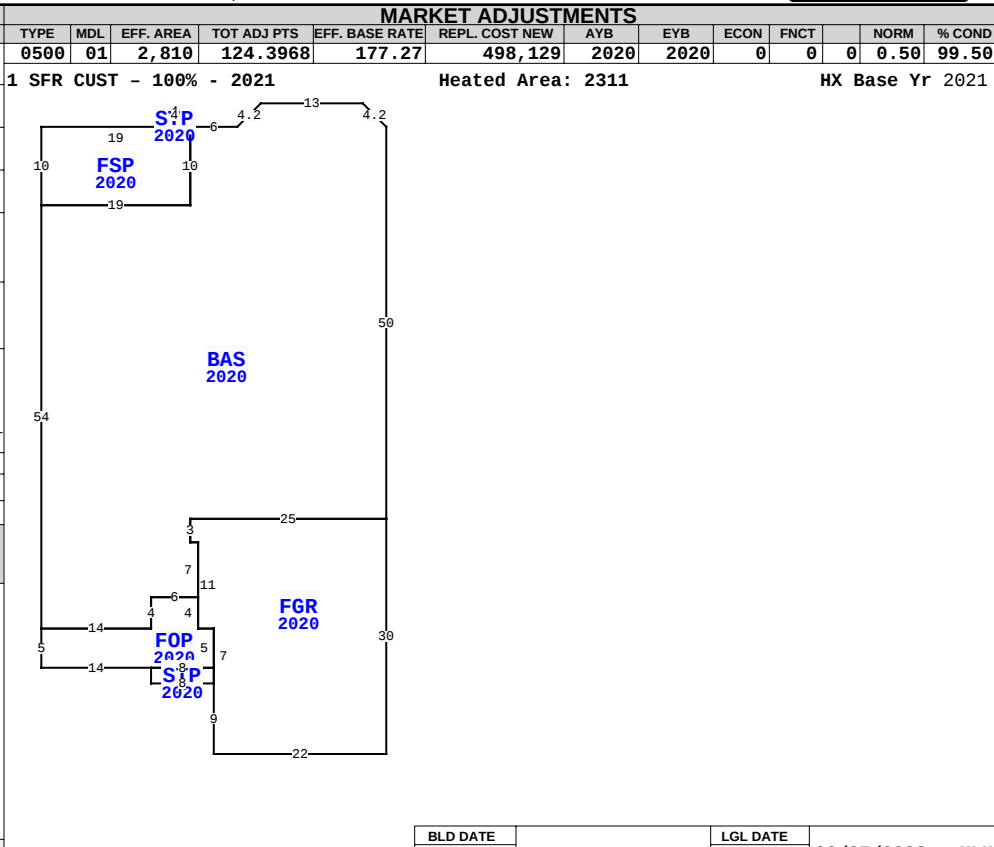
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4079.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,311	100	2,311	407,623
FGR	691	55	380	67,026
FOP	134	30	40	7,056
FSP	190	40	76	13,406
STP	8	10	1	176
STP	16	10	2	353

TOTALS	3,350		2,810	495,638
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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	58	3	174.00	SF	10.00	10.00
2	0855	CONC PAVER	0 100	0	0	1,125.00	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



96481 SOAP CREEK DR, FERNANDINA BEACH	BLD DATE		LGL DATE	06/07/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF									
12,861									

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					495,638				
TOTAL MARKET OB/XF VALUE					12,861				
TOTAL LAND VALUE - MARKET					135,000				
TOTAL MARKET VALUE					643,499				
SOH/AGL Deduction					261,855				
ASSESSED VALUE					381,644				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					331,644				
TOTAL JUST VALUE					643,499				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					526,452				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1906723	CO ISSUED	0	02/24/2020
B1906723	NEW CONSTR	323,618	06/24/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2343/1763	3/02/2020	WD	Q	I	02	486,700	
GRANTOR: RIVERSIDE HOMES OF NO							
GRANTEE: CRUMBLEY HENRY & CA							
2238/1804	11/20/2018	SW	Q	V	05	337,200	
GRANTOR: OB ISLAND HOMES LLC							
GRANTEE: RIVERSIDE HOMES OF							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2020] U3 L3 W13 D3 L3 W6 STP=[YR=2020] N2 W4 S2 E4\$ FSP=[YR=2020] W19 S10 E19 N10\$ S10 W19 S54 FOP=[YR=2020] S5 E14 STP=[YR=2020] S2 E8 FGR=[YR=2020] S9 E22 N30 W25 S3 E1 S11 E2 S7\$ N2 W8 \$ E8 N5 W2 N4 W6 S4 W14\$ E14 N4 E6 N7 W1 N3 E25 N50\$.									