

LOT 82
IN OR 2130/471
WATERWAY OAKS AT OYSTER BAY

BROWN RANDY L & MARY BETH
96449 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2023

46-3N-28-6205-0082-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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
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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	3,051	100	3,051	495,344
FGR	720	55	396	64,292
FOP	232	30	70	11,365
FSP	291	40	116	18,833
FST	16	55	9	1,461
PTO	540	5	27	4,384
STP	24	10	2	324
STP	32	10	3	487

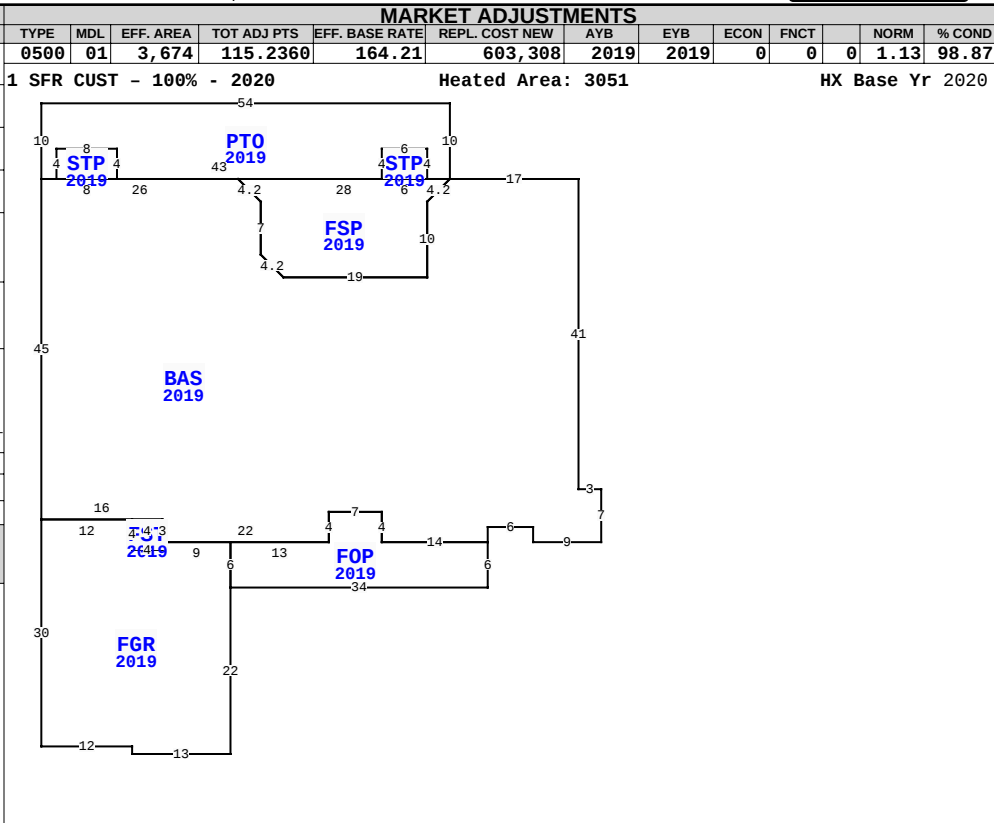
TOTALS	4,906		3,674	596,491
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EXTRA FEATURES

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	2019	2019	3	99	3,465
2	0855	CONC PAVER	0	100	0	0		1,676.00	SF 10.00	10.00	100	2019	2019	3	99	16,592
3	0600	SUMMER KIT	0	100	0	0		1.50	UT 5,000.00	5,000.00	100	2019	2019	3	90	6,750
4	0911	SCRN RM A	0	100	42	10		420.00	SF 17.50	17.50	100	2021	2021	3	97	7,130

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							



96449 SOAP CREEK DR, FERNANDINA BEACH	BLD DATE	LGL DATE	06/07/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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TOTAL OB/XF

33,937

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		596,491
TOTAL MARKET OB/XF VALUE		33,937
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		765,428
SOH/AGL Deduction		418,346
ASSESSED VALUE		347,082
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		297,082
TOTAL JUST VALUE		765,428
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		620,017

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2101204	SCRN ENCLSR	15,887	02/02/2021
C1808981	CO ISSUED	0	07/25/2019
B1808981	NEW CONSTR	416,756	12/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2130/0471	6/29/2017	WD	Q	V	02	119,900

GRANTOR: OB ISLAND HOMES LLC

GRANTEE: BROWN RANDY L & MAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W17 PTO=[YR=2019] N10 W54 S10 E2
STP=[YR=2019] N4 E8 S4 W8\$ E43 STP=[YR=2019] N4 E6 S4 W6\$
E9\$ FSP=[YR=2019] W28 D3 R3 S7 D3 R3 E19 N10 U3 R3 \$
D3 L3 S10 W19 U3 L3 N7 U3 L3 W26 S45 FGR=[YR=2019] S30
E12 S1 E13 N22 FOP=[YR=2019] E34 N6 W14 N4 W7 S4 W13 S6\$ N6
W9 FST=[YR=2019] N3 W4 S4 E4 N1\$ S1 W4 N4 W12\$ E16 S3 E22 N4
E7 S4 E14 N2 E6 S2 E9 N7 W3 N41\$.