

LOT 84
IN OR 1597/1539
WATERWAY OAKS AT OYSTER BAY

JONES DONALD C & SHARON B
96271 SOAP CREEK DR
FERNANDINA BEACH, FL 32034-2662

2023

46-3N-28-6205-0084-0000



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		3.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
Occupancy	00	NONE 100

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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	3,530	100	3,530	587,408
BAS	510	100	510	84,866
FDG	1,072	60	643	106,998
FGR	528	55	290	48,258
FOP	20	30	6	999
FOP	182	30	55	9,152
FSP	120	40	48	7,987
STP	14	10	1	166
STP	21	10	2	333
STP	28	10	3	499
TOTALS	6,297		5,142	855,652

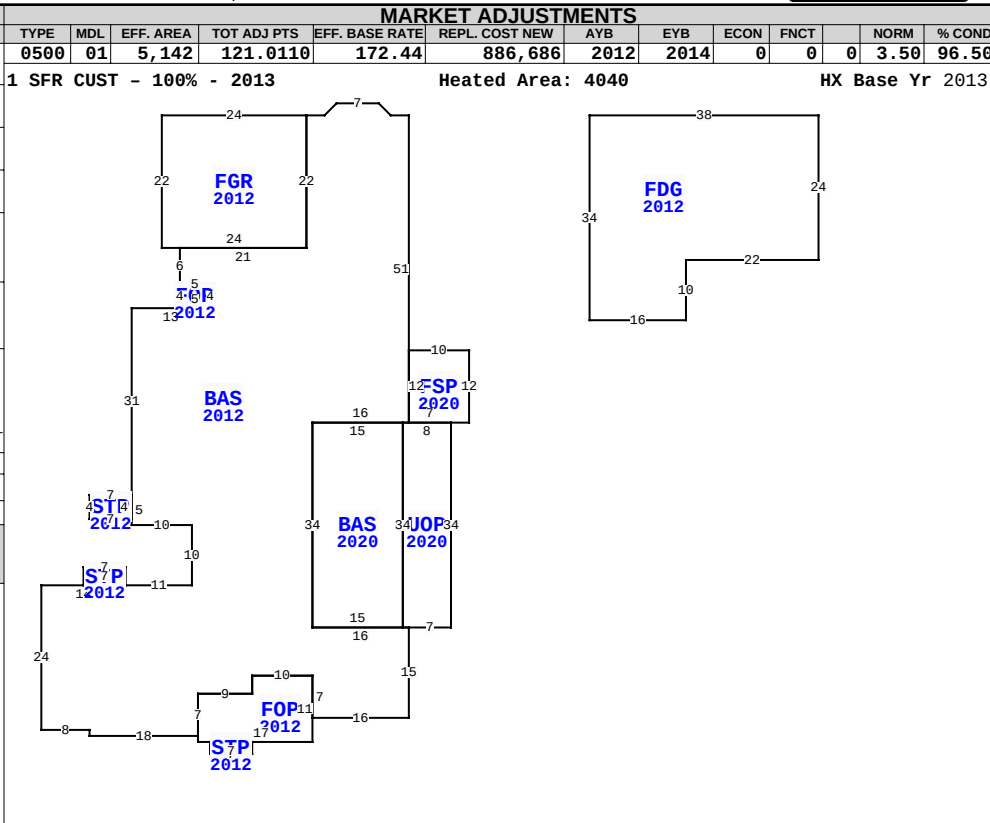
EXTRA FEATURES

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	3,932.00	SF	10.00	10.00	100	2012	2012	3	94	36,961	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2012	2012	3	96	3,360	
3	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2012	2012	3	60	3,000	
4	0855	CONC PAVER	0 100	0	0	278.00	SF	10.00	10.00	100	2020	2020	3	99	2,752	

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 03/02/2021 BY KW



96271 SOAP CREEK DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

06/07/2023 MLU

TOTAL OB/XF																	46,073
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		855,652			
TOTAL MARKET OB/XF VALUE		46,073			
TOTAL LAND VALUE - MARKET		135,000			
TOTAL MARKET VALUE		1,036,725			
SOH/AGL Deduction		554,726			
ASSESSED VALUE		481,999			
TOTAL EXEMPTION VALUE		HX HB 50,000			
BASE TAXABLE VALUE		431,999			
TOTAL JUST VALUE		1,036,725			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		844,585			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1910195	CONVERT FOP TO HT	120,000	09/26/2019
B1907676	FOP/DECK	9,674	09/01/2019
C24546	CO ISSUED	0	03/22/2012
B25837	ADDITION	7,732	03/01/2012
E23809	ELEC OTHER	0	09/01/2011
E23746	ELEC OTHER	0	08/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1597/1539	12/17/2008	WD	Q	V	01	224,400
GRANTOR: OB ISLAND HOMES LLC						
GRANTEE: JONES DONALD C & SH						

BUILDING NOTES

BUILDING DIMENSIONS																
BAS=[YR=2012] W3 U2 L2 W7 D2 L2 W3 FGR=[YR=2012] W24 S22 E24 N22 \$ S22 W21 S6 FOP=[YR=2012] S4 E5 N4 W5 \$ E5 S4 W13 S31 STP=[YR=2012] W7 S4 E7 N4 \$ S5 E10 S10 W11 STP=[YR=2012] N3 W7 S3 E7 \$ W14S24 E8 S1 E18 FOP=[YR=2012] S1 E2 STP=[YR=2012] S2 E7 N2 W7 \$ E17 N11 W10 S3 W9 S7 \$ N7 E9 N3 E10 S7 E16 N15 UOP=[YR=2020] E7 N34 FSP=[YR=2020] E3 N12 W10 S12 E7\$ W8 BAS=[YR=2020] W15 S34 E15 N34\$ S34 E1\$ W16 N34 E16 N51 \$ PTR=E30 FDG=[YR=2012] E38 S24 W22 S10 W16 N34 \$ W30 \$.																

Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/02/2023 BY SYS