

LOT 85
IN OR 1456/426
WATERWAY OAKS AT OYSTER BAY

HART THOMAS E & LEIGH
96221 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2023

46-3N-28-6205-0085-0000



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	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	1,755	100	1,755	267,544
FDG	624	60	374	57,015
FOP	20	30	6	915
FOP	104	30	31	4,726
FOP	200	30	60	9,147
FUS	726	100	726	110,676
STR	27	10	3	457
STR	28	10	3	457
TOTALS	3,484		2,958	450,938

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	3,500.00
2	0855	CONC PAVER	0 100	0	0	216.00	SF	10.00	10.00
3	0855	CONC PAVER	0 100	0	0	2,040.00	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	000100	C	SFR	100		PUD	0.00	0.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,958	112.0245	159.63	472,186	2012	2012	0	0	4.50	95.50
1 SFR CUST - 100% - 2013											
Heated Area: 2481											
HX Base Yr 2013											
96221 SOAP CREEK DR, FERNANDINA BEACH											
BLD DATE 06/07/2023 MLU											

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		450,938	
TOTAL MARKET OB/XF VALUE		27,926	
TOTAL LAND VALUE - MARKET		135,000	
TOTAL MARKET VALUE		613,864	
SOH/AGL Deduction		284,439	
ASSESSED VALUE		329,425	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		279,425	
TOTAL JUST VALUE		613,864	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		498,095	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25476	CO ISSUED	0	07/02/2012
E24882	NEW CONSTR	0	03/01/2012
G01712	GAS	900	03/01/2012
M16959	H/AC	0	03/01/2012
E24507	NEW CONSTR	0	01/01/2012
P15599	NEW CONSTR	0	01/01/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1756/0426	9/16/2011	WD Q	Q	V	02
GRANTOR: OB ISLAND HOMES LLC					
GRANTEE: HART THOMAS E & LEI					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2012] W3 STR=[YR=2012] N7 W4 S7 E4 \$ W11					
FOP=[YR=2012] N8 W13 S8 E13 \$ W20 N10 W14 S3 W7 S4					
FOP=[YR=2012] W4 S5 E4 N5 \$ S21 E21 N2 E19 S21 W10 S14					
FOP=[YR=2012] S8 E8 STR=[YR=2012] S3 E9 N3 W9 \$ E17 N8 W25					
\$ E25 N14 W1 N21 E1 N16 \$ PTR= E30 FUS=[YR=2012] E27 S16 W1					
S21 W14 N21 W12 N16 \$ W30 \$ PTR= N25 FDG=[YR=2012] E26 N24					
W26 S24\$ S25\$.					