

**CAMERON JAMES A & LESLIE G L/E/
96175 SOAP CREEK DR
FERNANDINA BEACH, FL 32034**

2023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 31										0500 01 3,260 120.6120 171.87 560,296 2019 2019 0 0 1.00 99.00										Tax Group: 4 Tax Dist:									
Roof Structur 08										1 SFR CUST - 100% - 2020 Heated Area: 2742 HX Base Yr 2020										BUILDING MARKET VALUE 622,508									
Roof Cover 03																				TOTAL MARKET OB/XF VALUE 71,213									
Interior Wall 05																				TOTAL LAND VALUE - MARKET 270,000									
Interior Floo 13																				TOTAL MARKET VALUE 963,721									
Interior Floo 14																				SOH/AGL Deduction 219,152									
Air Condition 03																				ASSESSED VALUE 744,569									
Heating Type 04																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms										4 100										BASE TAXABLE VALUE 694,569									
Bathrooms										4.5 100										TOTAL JUST VALUE 963,721									
Frame										02 WOOD FRAME 100										NCON VALUE 116,122									
Stories										2. 2. 100										INCOME VALUE									
Units										0 100										PREVIOUS YEAR MKT VALUE 695,044									
Occupancy										00 NONE 100																			
Quality 06										Quality Level 06																			
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										1,689 100										1,689 287,385									
FGR										586 55										322 54,789									
FOP										150 30										45 7,657									
FSP										365 40										146 24,842									
FUS										1,053 100										1,053 179,169									
STR										50 10										5 850									
TOTALS										3,893										3,260 554,693									
EXTRA FEATURES										96175 SOAP CREEK DR, FERNANDINA BEACH										BLD DATE									
																				XF DATE									
																				LGL DATE									
																				LAND DATE									
																				AG DATE									
																				06/07/2023 MLU									
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 59 4									
										236.00										SF 10.00									
										10.00										100 2019 2019 3 99									
										2,336																			
2 0855										CONC PAVER										0 100 0 0									
										1,456.00										SF 10.00									
										10.00										100 2019 2019 3 99									
										14,414																			
3 0462										ST/AL FNC										0 100 150 0									
										600.00										SF 10.00									
										10.00										100 2019 2019 3 93									
										5,580																			
4 0463										FENCE GATE										0 100 0 0									
										2.00										UT 300.00									
										300.00										100 2019 2019 3 96									
										576																			
5 0861										POOL GUNIT										0 100 0 0									
										250.00										SF 85.00									
										85.00										100 2022 2022 3 100									
										21,250																			
6 0911										SCRN RM A										0 100 42 21									
										882.00										SF 17.50									
										17.50										100 2022 2022 3 100									
										15,435																			
7 0845										KOOL DECK										0 100 0 0									
										632.00										SF 7.25									
										7.25										100 2022 2022 3 100									
										4,582																			
8 0600										SUMMER KIT										0 100 0 0									
										1.00										UT 5,000.00									
										5,000.00										100 2022 2022 3 100									
										5,000																			
9 0855										CONC PAVER										0 100 0 0									
										204.00										SF 10.00									
										10.00										100 2022 2022 3 100									
										2,040																			
LAND DESCRIPTION										TOTAL OB/XF										71,213									
L N										USE CODE										CLS									
										LAND USE DESCRIPTION										CAP									
										R D										LOC ZONE									
										FRONT										DEPTH									
										TOT LND UTS										UNIT TYPE									
										D T										DPHT 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									
										2.00										LT									
										1.00										1.00									
										1.00										135,000.00									
										135,000.00										270,000									

LOTS 87 & 88
WATERWAY OAKS AT OYSTER BAY
HARBOR PB 7/93

CAMERON JAMES A & LESLIE G L/E/
96175 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2023

46-3N-28-6205-0087-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	13	LVT/LAMNT 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		1 100		
Bathrooms		1 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 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	794	100	794	49,490
FSP	735	40	294	18,325
TOTALS		1,529	1,088	67,815

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0150	01	1,088	124.6560	62.33	67,815	2022	2022	0	0
2 ACCESSORY U - 100% - 2020									
Heated Area: 794									
HX Base Yr 2020									