

LOT 91
WATERWAY OAKS AT OYSTER BAY
HARBOR PB 7/93

HESS DANA REV TRUST/MYERS NANCY REV TRUST
96109 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2023

46-3N-28-6205-0091-0000



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 50
Interior Floo	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
NEIGHBORHOOD/LOC	4079.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,989	100	2,989	486,330
FGR	829	55	456	74,195
FOP	160	30	48	7,810
FOP	254	30	76	12,366
FST	44	55	24	3,905
TOTALS	4,276		3,593	584,605

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0855	CONC PAVER	0 100	44	4	176.00	SF	10.00	
3	0855	CONC PAVER	0 100	0	0	1,355.00	SF	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

REVIEW DATE 08/14/2019 BY KW

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,593	115.3350	164.35	590,510	2019	2019	0	0	1.00	99.00	
1 SFR CUST - 100% - 2021												
Heated Area: 2989												
HX Base Yr 2021												
96109 SOAP CREEK DR, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
06/07/2023 MLU												

TOTAL OB/XF												
18,622												

TOTAL OB/XF												
18,622												

Market: 0 Agricultural: 0 Common: 135,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		584,605	
TOTAL MARKET OB/XF VALUE		18,622	
TOTAL LAND VALUE - MARKET		135,000	
TOTAL MARKET VALUE		738,227	
SOH/AGL Deduction		209,672	
ASSESSED VALUE		528,555	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		478,555	
TOTAL JUST VALUE		738,227	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		602,725	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1807235	CO ISSUED	0	09/30/2019
B1807235	NEW CONSTR	409,573	10/01/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2326/0337	12/17/2019	WD	Q	I	01
GRANTOR: RIVERSIDE HOMES OF N					
GRANTEE: HESS DANA REV TRUST					
2191/0748	4/17/2018	SW	Q	V	05
GRANTOR: O B ISLAND HOMES LLC					
GRANTEE: RIVERSIDE HOMES OF					

BUILDING NOTES					
----------------	--	--	--	--	--

BUILDING DIMENSIONS					
BAS=[YR=2019] W14 S1 W14 S3 W11 FOP=[YR=2019] W16 S10 E16 N10\$ S10 W16 N10 W15 S71 E21 N7 FOP=[YR=2019] E32 N7 FGR=[YR=2019] N22 E17 N21 W13 S16 W9 S6 W6 FST=[YR=2019] W11 N4 E11 S4\$ N4 W11 S25 E22\$ W22 N3 W10 S10\$ N10 E10 N22 E11 S4 E6 N6 E9 N16 E13 N18\$.					

TOTAL OB/XF												
18,622												

PRINTED 08/02/2023 BY SYS