

LOT 92
WATERWAY OAKS AT OYSTER BAY
HARBOR PB 7/93

BRUNELLE DAVID E & BARBARA E
96089 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2023

46-3N-28-6205-0092-0000



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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2,558	100	2,558	416,494
FGR	494	55	272	44,287
FOP	159	30	48	7,815
FSP	240	40	96	15,631
STR	18	10	2	326
TOTALS	3,469		2,976	484,552

EXTRA FEATURES									
L N	OB/IF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00
2	0855	CONC PAVER	0	100	0	1,409.00	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	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00

REVIEW DATE 01/27/2022 BY KW

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	2,976	114.2570	162.82	484,552	2021	2021	0	0
1 SFR CUST - 100% - 2022									
Heated Area: 2558									
HX Base Yr 2022									
96089 SOAP CREEK DR, FERNANDINA BEACH									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
06/07/2023 MLU									

TOTAL OB/IF									
17,590									

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17,590									

Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY STANDARD									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE 484,552									
TOTAL MARKET OB/XF VALUE 17,590									
TOTAL LAND VALUE - MARKET 135,000									
TOTAL MARKET VALUE 637,142									
SOH/AGL Deduction 102,960									
ASSESSED VALUE 534,182									
TOTAL EXEMPTION VALUE HX HB 50,000									
BASE TAXABLE VALUE 484,182									
TOTAL JUST VALUE 637,142									
NCON VALUE 0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE 518,623									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2009897	CO ISSUED	0	05/27/2021
B2009897	NEW CONSTR	346,598	10/19/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2470/0512	5/28/2021	WD	Q	I	02	559,200	
GRANTOR: RIVERSIDE HOMES OF NO							
GRANTEE: BRUNELLE DAVID E &							
2385/1037	8/14/2020	SW	Q	V	05	449,600	
GRANTOR: OB ISLAND HOMES LLC							
GRANTEE: RIVERSIDE HOMES OF							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] U3 L3 W13 D3 L3 W6 FSP=[YR=2021] W24 S10 E24 N10\$ S10 W24 S54 FOP=[YR=2021] S5 E15 STR=[YR=2021] S3 E6 N3 W6\$ E12 FGR=[YR=2021] S1 E22 N20 W22 S5 W6 S9 E6 S5\$ N5 W6 N4 W6 S4 W15\$ E15 N4 E6 N5 E6 N5 E22 N50\$.									