LOT 1
WATERWAY OAKS AT OYSTER BAY
HARBOUR PB 7/93

EMRIE RYAN M & SHAUNA L
96016 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2024

46-3N-28-6205-0001-0000

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		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

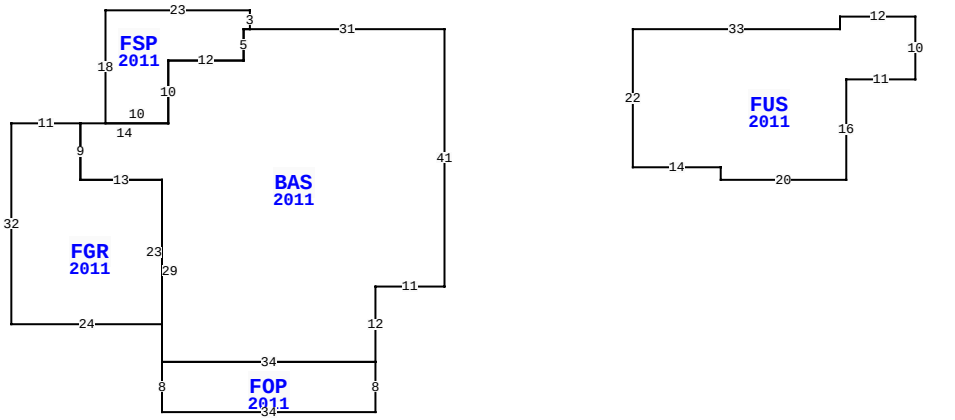
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4079.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,295	100	2,295	438,657
FGR	651	55	358	68,427
FOP	272	30	82	15,673
FSP	279	40	112	21,407
FUS	900	100	900	172,022
TOTALS	4,397		3,747	716,185

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,747	134.8380	202.26	757,868	2011	2011	0	0	0	5.50	94.50

1 SFR CUST - 100% - 2022 Heated Area: 3195 HX Base Yr 2022



96016 SOAP CREEK DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		716,185
TOTAL MARKET OB/XF VALUE		22,555
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		878,740
SOH/AGL Deduction		250,030
ASSESSED VALUE		628,710
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		578,710
TOTAL JUST VALUE		878,740
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		727,771

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24073	CO ISSUED	0	05/09/2011
E23177	ELEC OTHER	0	01/01/2011
M15856	H/AC	0	01/01/2011
E23122	NEW CONSTR	0	12/01/2010
P14518	NEW CONSTR	0	11/01/2010
B24073	NEW CONSTR	350,014	10/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2512/1351	11/09/2021	WD	Q	I	01	795,000
GRANTOR: VINCENT WARREN R & TO						
GRANTEE: EMRIE RYAN M & SHAU						
2203/0779	6/11/2018	WD	Q	I	01	545,000
GRANTOR: BREITHAUPT ERNEST S &						
GRANTEE: VINCENT WARREN R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W31 FSP=[YR=2011] N3 W23 S18 E10 N10 E12 N5 E1 $ W1 S5 W12 S10 W14FGR=[YR=2011] W11 S32 E24 N23 W13 N9 $ S9 E13 S29 FOP=[YR=2011] S8 E34 N8 W34 $ E34 N12 E11 N41 $ PTR= E30 FUS=[YR=2011] E33 N2 E12 S10 W11 S16 W20 N2 W14 N22 $ W30 $.

EXTRA FEATURES

LN	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	2,094.00	SF	10.00	10.00	100	2011	2011	3	92	19,265	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2011	2011	3	94	3,290	

LAND DESCRIPTION

TOTAL OB/XF 22,555

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/06/2024 BY SYS