LOT 4
WATERWAY OAKS AT OYSTER BAY
HARBOUR PB 7/93

TRUITT ROY
96072 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2024

46-3N-28-6205-0004-0000

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 100
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	04	Quality Level 04

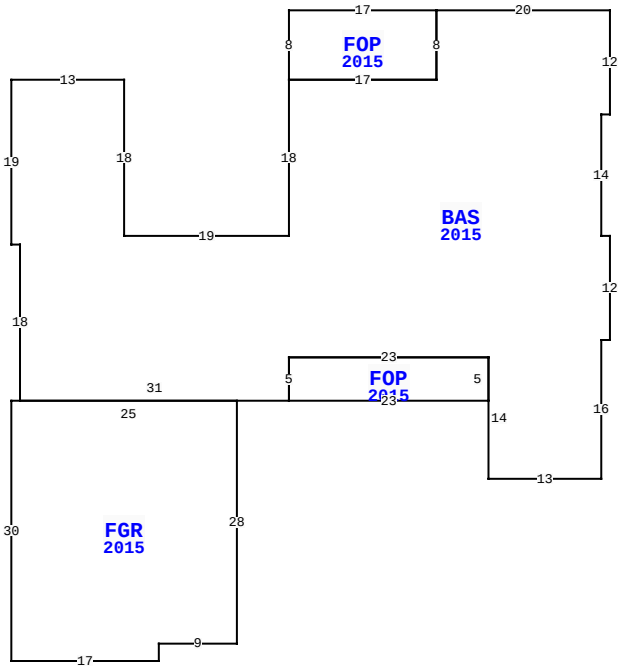
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4079.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,334	100	2,334	518,031
FGR	762	55	419	92,997
FOP	115	30	34	7,546
FOP	136	30	41	9,100
TOTALS	3,347		2,828	627,675

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,828	153.3312	230.00	650,440	2015	2015	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2022 Heated Area: 2334 HX Base Yr 2022



96072 SOAP CREEK DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		627,675
TOTAL MARKET OB/XF VALUE		10,877
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		778,552
SOH/AGL Deduction		217,771
ASSESSED VALUE		560,781
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		505,781
TOTAL JUST VALUE		778,552
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		645,398

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429113	CO ISSUED	0	03/23/2015
B1429113	NEW CONSTR	293,257	07/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2484/0681	7/28/2021	WD	Q	I	02	700,000
GRANTOR: BERGEL PETER T & MARY						
GRANTEE: TRUITT ROY						
1674/1997	4/30/2010	WD	U	V	33	106,000
GRANTOR: OB ISLAND HOMES LLC						
GRANTEE: BERGEL PETER T & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W20 FOP=[YR=2015] W17 S8 E17 N8$ S8 W17 S18 W19 N18 W13 S19 E1 S18 FGR=[YR=2015] W1 S30 E17 N2 E9 N28 W25$ E31 FOP=[YR=2015] E23 N5 W23 S5$ N5 E23 S14 E13 N16 E1 N12 W1 N14 E1 N12$.

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	0812	CONCRETE C	0	100	0	0	1,197.00	SF	4.00	4.00	100	2015	2015	3	95	4,549	
2	0825	BRICK	0	100	0	0	237.00	SF	12.50	12.50	100	2015	2015	3	99	2,933	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	97	3,395	

LAND DESCRIPTION

TOTAL OB/XF 10,877

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 08/06/2020 BY KWA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/06/2024 BY SYS