

LOT 5
IN OR 2187/1960
WATERWAY OAKS AT OYSTER BAY

HANSEN ROBERT GLENN & CHRISTINE
96090 SOAP CREEK DRIVE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-6205-0005-0000



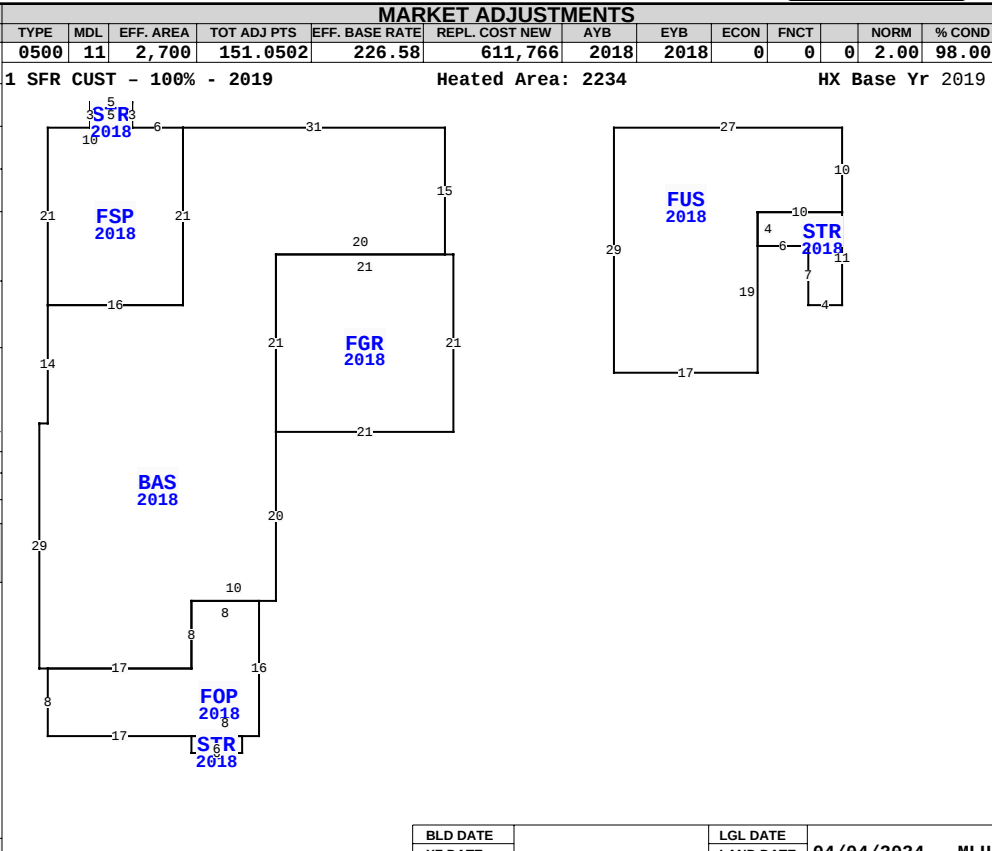
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,641	100	1,641	364,382
FGR	441	55	243	53,958
FOP	264	30	79	17,542
FSP	336	40	134	29,755
FUS	593	100	593	131,675
STR	12	10	1	222
STR	15	10	2	444
STR	68	10	7	1,554
TOTALS	3,370		2,700	599,531

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	0810	CONCRETE A	0 100	18	3	54.00	SF	6.50	
3	0855	CONC PAVER	0 100	12	20	240.00	SF	10.00	
4	0811	CONCRETE B	0 100	0	0	1,412.00	SF	5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00



96090 SOAP CREEK DR, FERNANDINA BEACH	BLD DATE		LGL DATE	04/04/2024	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		599,531	
TOTAL MARKET OB/XF VALUE		13,220	
TOTAL LAND VALUE - MARKET		140,000	
TOTAL MARKET VALUE		752,751	
SOH/AGL Deduction		424,293	
ASSESSED VALUE		328,458	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		278,458	
TOTAL JUST VALUE		752,751	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		623,731	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631663	CO ISSUED	0	04/02/2018
B1631663	NEW CONSTR	285,210	01/01/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2187/1960	3/30/2018	WD Q	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: HANSEN ROBERT GLENN					
1972/0747	3/23/2015	WD Q	Q	V	01
GRANTOR: OB ISLAND HOMES LLC					
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W31 FSP=[YR=2018] W6 STR=[YR=2018] N3 W5 S3 E5\$ W10 S21 E16 N21\$ S21 W16 S14 W1 S29 E1 FOP=[YR=2018] S8 E17 STR=[YR=2018] S2 E6 N2 W6\$ E8 N16 W8 S8 W17\$ E17 N8 E10 N20 FGR=[YR=2018] E21 N21 W21 S21\$ N21 E20 N15\$ PTR= E20 FUS=[YR=2018] E27 S10 STR=[YR=2018] S11 W4 N7 W6 N4 E10\$ W10 S19 W17 N29\$ W20\$.									