

LOT 14
WATERWAY OAKS AT OYSTER BAY
HARBOR REPLAT PB 7/289

BRANCH TED & JODI
96238 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2024

46-3N-28-6205-0014-0000



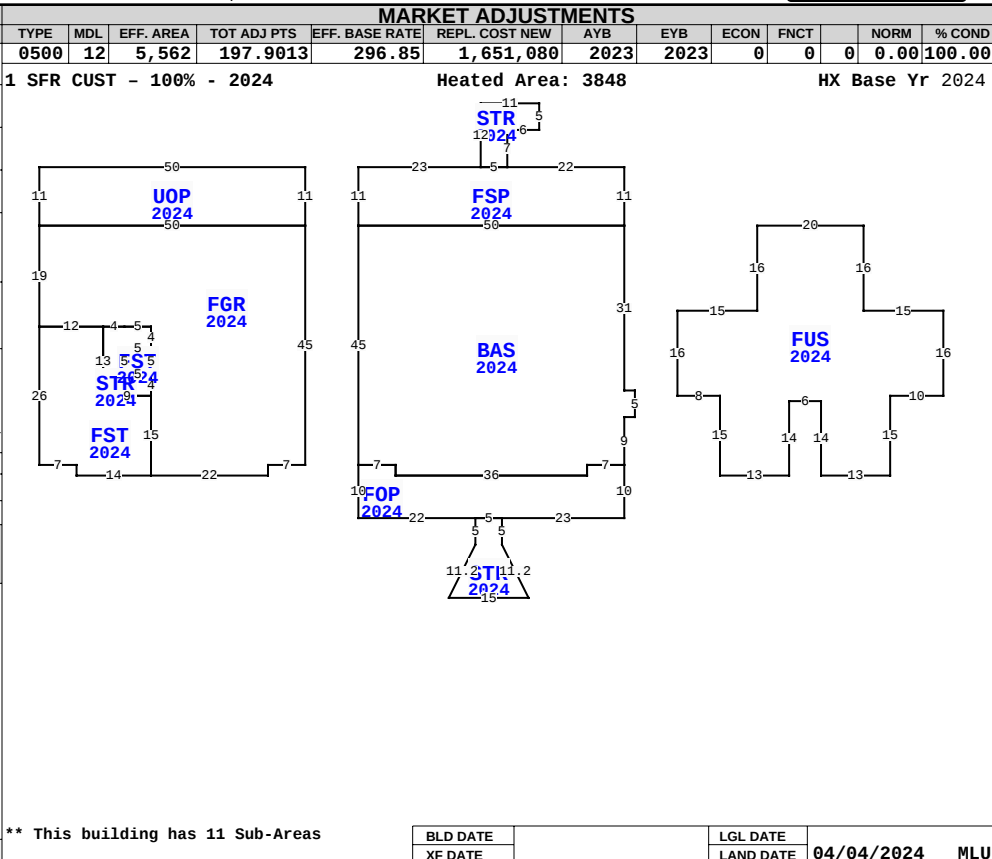
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 66
Exterior Wall	17	CB STUCCO 34
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100

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	2,332	100	2,332	692,254
FGR	1,748	55	961	285,273
FOP	428	30	128	37,997
FSP	550	40	220	65,307
FST	25	55	14	4,156
FST	457	55	251	74,509
FUS	1,516	100	1,516	450,025
STR	90	10	9	2,672
STR	92	10	9	2,672
STR	125	10	12	3,562
TOTALS	7,913		5,562	1,651,080

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0501	FP-AVERAGE	1.100	0	0	2.00	UT	5,000.00	5,000.00
2	0409	ELEVATOR R	1.100	0	0	1.00	UT	10,200.00	10,200.00
3	0855	CONC PAVER	1.100	0	0	3,210.00	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	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00



96238 SOAP CREEK DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/04/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
52,300									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					1,651,080				
TOTAL MARKET OB/XF VALUE					52,300				
TOTAL LAND VALUE - MARKET					212,500				
TOTAL MARKET VALUE					1,915,880				
SOH/AGL Deduction					0				
ASSESSED VALUE					1,915,880				
TOTAL EXEMPTION VALUE					55,000				
BASE TAXABLE VALUE					1,860,880				
TOTAL JUST VALUE					1,915,880				
NCON VALUE					1,703,380				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					200,000				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006932	NEW CONSTR	752,453	05/04/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2461/1411	5/14/2021	SW	Q	V	02	269,000	
GRANTOR:OB ISLAND HOMES LLC							
GRANTEE: BRANCH TED & JODI (							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2024;ORIG=60,10] W50 S19 E12 E4 E5 S4 S5 S4 S15 E22 N2 E7 N45 \$									
STR=[YR=2024;ORIG=22,29] E4 E5 S4 W5 S5 E5 S4 W9 N13 \$									
FST=[YR=2024;ORIG=26,33] E5 S5 W5 N5 \$									
FST=[YR=2024;ORIG=10,29] E12 S13 E9 S15 W14 N2 W7 N26 \$									
UOP=[YR=2024;ORIG=60,-1] W50 S11 E50 N11 \$									
BAS=[YR=2024;ORIG=70,10] E50 S31 E2 S5 W2 S9 W7 S2 W36 N2 W7 N45 \$									
FSP=[YR=2024;ORIG=70,-1] E23 E5 E22 S11 W50 N11 \$									
STR=[YR=2024;ORIG=93,-13] S12 E5 N7 E6 N5 W11 \$									
FOP=[YR=2024;ORIG=70,55] E7 S2 E36 N2 E7 S10 W23 W5 W22 N10 \$									
STR=[YR=2024;ORIG=92,65] E5 S5 D10R5 W15 U10R5 N5 \$									