

LOT 17
IN OR 1729/486
WATERWAY OAKS AT OYSTER BAY

OTT GREGORY M & REBECCA A
96300 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2024

46-3N-28-6205-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	16	WD FR STUC 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3.5	100
Frame	04	REIN CONC 100
Stories	2.	2. 100
Units	0	100

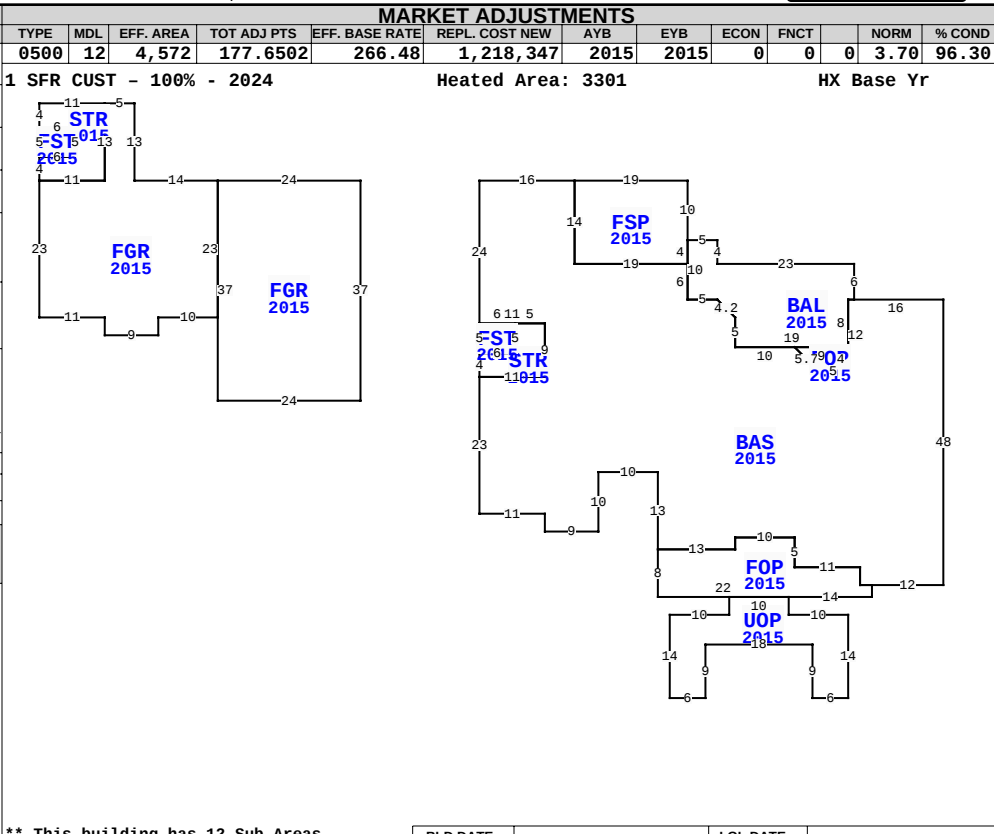
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4079.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	345	15	52	13,344
BAS	3,301	100	3,301	847,103
FGR	782	55	430	110,346
FGR	888	55	488	125,230
FOP	28	30	8	2,053
FOP	263	30	79	20,273
FSP	266	40	106	27,202
FST	30	55	16	4,106
FST	30	55	16	4,106
STR	69	10	7	1,796
TOTALS	6,403		4,572	1,173,268

EXTRA FEATURES

L N	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		2,440.00	SF 10.00	100	2015	2015	3	95	23,180	
2	0855	CONC PAVER	0	100	0	0		210.00	SF 10.00	100	2015	2015	3	95	1,995	
3	0504	FP-ELECTRI	0	100	0	0		3.00	UT 2,000.00	100	2015	2015	3	97	5,820	

LAND DESCRIPTION			TOTAL OB/XF 30,995													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	212,500.00	212,500.00	212,500



** This building has 12 Sub-Areas

96300 SOAP CREEK DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		1, 173, 268	
TOTAL MARKET OB/XF VALUE		30, 995	
TOTAL LAND VALUE - MARKET		212, 500	
TOTAL MARKET VALUE		1, 416, 763	
SOH/AGL Deduction		0	
ASSESSED VALUE		1, 416, 763	
TOTAL EXEMPTION VALUE		13	1, 416, 763
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		1, 416, 763	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1, 099, 228	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428721	CO ISSUED	0	06/11/2015
B1428721	NEW CONSTR	473,188	05/01/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1729/0486	3/15/2011	WD Q	Q	V	01
					256,714

GRANTOR: OB ISLAND HOMES LLC

GRANTEE: OTT GREGORY M & REB