LOT 21
IN OR 1761/34
WATERWAY OAKS AT OYSTER BAY

LOUCKS DAVID A & CHRISTINE M
96374 SOAP CREEK DRIVE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-6205-0021-0000

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

BUILDING CHARACTERISTICS

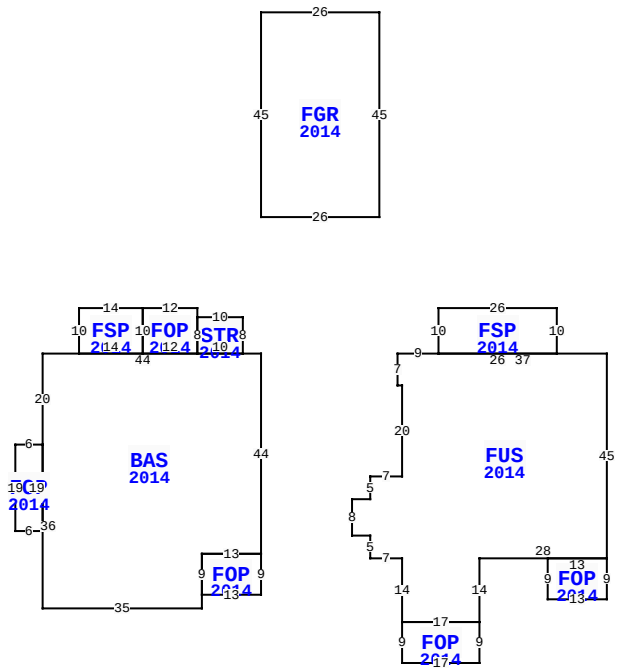
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	04	REIN CONC 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	2,532	100	2,532	768,362
FGR	1,170	55	644	195,429
FOP	114	30	34	10,318
FOP	117	30	35	10,622
FOP	117	30	35	10,622
FOP	120	30	36	10,924
FOP	153	30	46	13,959
FSP	140	40	56	16,994
FSP	260	40	104	31,560
FUS	2,428	100	2,428	736,802
TOTALS	7,231		5,958	1,808,018

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	5,958	211.2838	316.93	1,888,269	2014	2014	0	0	0	4.25	95.75

1 SFR CUST – 100% - 2015 Heated Area: 4960 HX Base Yr 2015



** This building has 11 Sub-Areas

96374 SOAP CREEK DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		1,808,018
TOTAL MARKET OB/XF VALUE		26,828
TOTAL LAND VALUE - MARKET		212,500
TOTAL MARKET VALUE		2,047,346
SOH/AGL Deduction		1,202,127
ASSESSED VALUE		845,219
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		795,219
TOTAL JUST VALUE		2,047,346
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,507,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1125292	CO ISSUED	0	07/16/2014
E25652	NEW CONSTR	0	12/01/2012
B25292	NEW CONSTR	583,893	11/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1761/0034	10/20/2011	TD	U	V	30	100
GRANTOR: LOUCKS DAVID A & CHRI						
GRANTEE: LOUCKS DAVID A & CH						
1754/1913	9/01/2011	WD	U	V	31	196,350
GRANTOR: OB ISLAND HOMES LLC						
GRANTEE: LOUCKS DAVID A & CH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W4 STR=[YR=2014] N8 W10 FOP=[YR=2014] N2 W12 FSP=[YR=2014] W14 S10 E14 N10 $ S10 E12 N8 $ S8 E10 $ W44 S20 FOP=[YR=2014] W6 S19 E6 N19 $ S36 E35 N3 FOP=[YR=2014] E13 N9 W13 S9 $ N9 E13 N44 $ PTR= N30 FGR=[YR=2014] N45 E26 S45 W26 $ S30 PTR= E30 FUS=[YR=2014] E9 FSP=[YR=2014] N10 E26 S10 W26 $ E37 S45 FOP=[YR=2014] S9 W13 N9 E13 $ W28 S14 FOP=[YR=2014] S9 W17 N9 E17 $ W17 N14 W7 N5 W4 N8 E4 N5 E7 N20 W1 N7 $ 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	2,824.00	SF	10.00	10.00	100	2014	2014	3	95	26,828	

LAND DESCRIPTION

TOTAL OB/XF 26,828

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	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	212,500.00	212,500.00	212,500							

REVIEW DATE 01/12/2023 BY DJA Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 08/06/2024 BY SYS