

LOT 26
WATERWAY OAKS AT OYSTER BAY
HARBOR REPLAT PB 7/289

JONES WALTER C IV & PHILLIS F
96458 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2024

46-3N-28-6205-0026-0000



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	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 66
Frame	03	MASONRY 34
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	186	100	186	49,110
FGR	2,210	55	1,216	321,060
FOP	197	30	59	15,578
FOP	528	30	158	41,717
FSP	528	40	211	55,710
FST	42	55	23	6,073
FUS	633	100	633	167,131
FUS	2,437	100	2,437	643,441
STR	64	10	6	1,584
STR	77	10	8	2,112
TOTALS	7,313		4,979	1,314,605

** This building has 13 Sub-Areas

96458 SOAP CREEK DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/04/2024 MLU

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0501	FP-AVERAGE	0	100	0	0	2.00	UT	5,000.00
2	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00
3	0855	CONC PAVER	0	100	0	0	371.00	SF	10.00
4	0812	CONCRETE C	0	100	0	0	1,603.00	SF	4.00

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
5,000.00	100	2024	2023		100	10,000	
10,200.00	100	2024	2023		100	10,200	
10.00	100	2024	2023		100	3,710	
4.00	100	2024	2023		100	6,412	

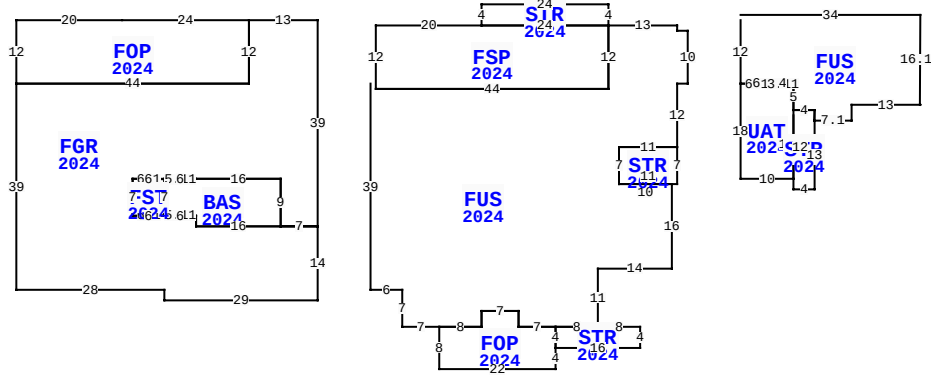
LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	212,500.00	212,500.00	212,500		

REVIEW DATE 11/14/2023 BY DJ Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	4,979	176.0224	264.03	1,314,605	2023	2023	0	0	0.00	100.00
1 SFR CUST - 100% - 2024											
Heated Area: 3256											
HX Base Yr 2024											



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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		1,314,605
TOTAL MARKET OB/XF VALUE		30,322
TOTAL LAND VALUE - MARKET		212,500
TOTAL MARKET VALUE		1,557,427
SOH/AGL Deduction		500,000
ASSESSED VALUE		1,057,427
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,007,427
TOTAL JUST VALUE		1,557,427
NCON VALUE		1,344,927
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011593	NEW CONSTR	594,556	07/28/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2472/0264	6/21/2021	SW	Q	V	02
					259,000

GRANTOR: OB ISLAND HOMES LLC
GRANTEE: JONES WALTER C IV &

BUILDING NOTES					
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BUILDING DIMENSIONS
FUS=[YR=2024;ORIG=70,12] S39 E6 S7 E7 E8 N3 E7 S3 E7 E8 N11 E14 N16 W10 N7 E11 N12 E2 N10 W2 N1 W13 S12 W44 \$
FGR=[YR=2024;ORIG=60,0] W13 S12 W44 S39 E28 S2 E29 N14 W7 W16 N2 U0.1L5.11 D0.1L6.1 N7 D0.1R6.1 U0.1R5.11 E16 S9 E7 N39 \$
FUS=[YR=2024;ORIG=140,0] S12 D0.1R6.1 U0.1R3.11 S5 E4 D2L0.1 E7.1 N3 E13 U0.1L0.1 U16.1R0.1 W34 \$
FOP=[YR=2024;ORIG=3,0] E20 E24 S12 W44 N12 \$
FSP=[YR=2024;ORIG=71,1] E20 E24 S12 W44 N12 \$
FOP=[YR=2024;ORIG=83,58] E8 N3 E7 S3 E7 S4 S4 W22 N8 \$
BAS=[YR=2024;ORIG=31,30] E6 E16 S9 W16 N2 W6 N7 \$
UAT=[YR=2024;ORIG=140,12] E6 E4 S5 S13 W10 N18 \$
STR=[YR=2024;ORIG=150,17] E4 S2 S13 W4 N2 N12 \$