LOT 27
WATERWAY OAKS AT OYSTER BAY
HARBOUR REPLAT PB 7/289

GULFSTREAM HOME BUILDERS LLC
6 EAST BAY ST #600
JACKSONVILLE, FL 32202

2024

46-3N-28-6205-0027-0000

BUILDING CHARACTERISTICS

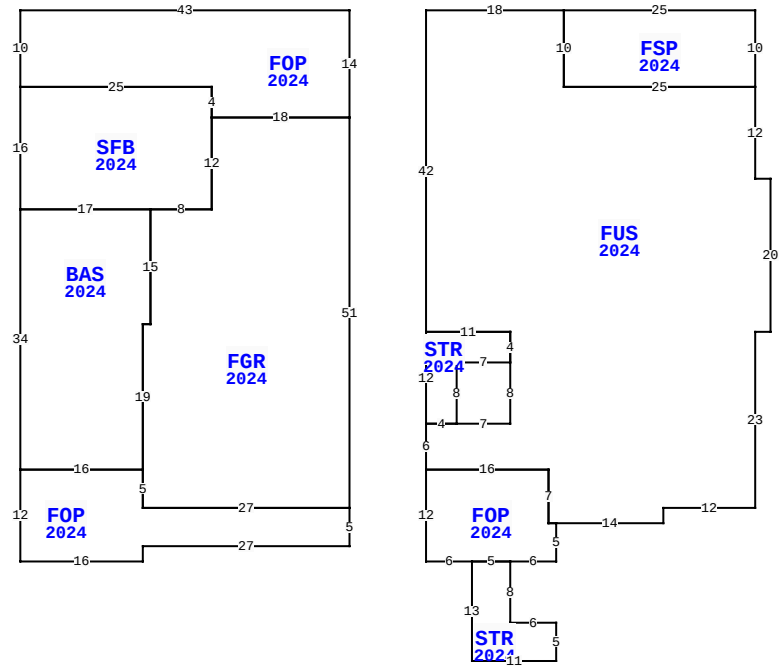
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 70
Frame	03	MASONRY 30
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
BAS	559	100	559	143,294
FGR	1,254	55	690	176,875
FOP	197	30	59	15,124
FOP	327	30	98	25,121
FOP	502	30	151	38,707
FSP	250	40	100	25,634
FUS	2,403	100	2,403	615,985
SFB	400	80	320	82,029
STR	76	10	8	2,051
STR	95	10	10	2,563
TOTALS	6,063		4,398	1,127,383

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	4,398	170.8907	256.34	1,127,383	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2024 Heated Area: 3282 HX Base Yr



96478 SOAP CREEK DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,127,383
TOTAL MARKET OB/XF VALUE	11,110
TOTAL LAND VALUE - MARKET	212,500
TOTAL MARKET VALUE	1,350,993
SOH/AGL Deduction	0
ASSESSED VALUE	1,350,993
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,350,993
TOTAL JUST VALUE	1,350,993
NCON VALUE	1,138,493
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	200,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009662	NEW CONSTR	563,179	06/23/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2589/1466	9/01/2022	QC	U	V	11	100
GRANTOR: LIVE OAK HOLDINGS GRO						
GRANTEE: GULFSTREAM HOME BUI						
2576/0711	7/07/2022	QC	U	I	11	100
GRANTOR: LIVE OAK HOLDINGS GRO						
GRANTEE: GULFSTREAM HOMES BU						

BUILDING NOTES

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	0	0	0	1,111.00	SF	10.00	10.00	100	2024	2023		100	11,110	

BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=70,-4] E18 S10 E25 S12 E2 S20 W2 S23 W12 S2 W14 W1 N7 W16 N6 E4 E7 N8 N4 W11 N42 $
FGR=[YR=2024;ORIG=60,10] W18 S12 W8 S15 W1 S19 S5 E27 N51 $
BAS=[YR=2024;ORIG=17,22] E17 S15 W1 S19 W16 N34 $
FOP=[YR=2024;ORIG=60,-4] W43 S10 E25 S4 E18 N14 $
SFB=[YR=2024;ORIG=17,6] E25 S4 S12 W8 W17 N16 $
FOP=[YR=2024;ORIG=17,56] E16 S5 E27 S5 W27 S2 W16 N12 $
FSP=[YR=2024;ORIG=88,-4] E25 S10 W25 N10 $
FOP=[YR=2024;ORIG=70,56] E16 S7 E1 S5 W6 W5 W6 N12 $
STR=[YR=2024;ORIG=76,68] E5 S8 E6 S5 W11 N13 $
STR=[YR=2024;ORIG=70,38] E11 S4 W7 S8 W4 N12 $
.

LAND DESCRIPTION

TOTAL OB/XF 11,110

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	0		PUD	0.00	0.00	1.00	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