

LOT 28
WATERWAY OAKS AT OYSTER BAY
HARBOR REPLAT PB 7/289

HARBOR BENNETT W & ABBIE D
96492 SOAP CREEK DRIVE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-6205-0028-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
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	84	15	13	4,174
BAL	296	15	44	14,129
BAS	185	100	185	59,407
FGR	441	55	243	78,032
FOP	30	30	9	2,890
FOP	30	30	9	2,890
FOP	695	30	208	66,793
FST	195	55	107	34,360
FUS	92	100	92	29,543
FUS	759	100	759	243,730
TOTALS	4,879		3,471	1,114,607

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00
2	0855	CONC PAVER	0	100	0	0		1,959.00	SF 10.00
3	0855	CONC PAVER	0	100	33	3		99.00	SF 10.00
4	0855	CONC PAVER	0	100	9	9		81.00	SF 10.00
5	1126	CB/STC 8"	0	100	0	0		60.00	SF 8.00
6	0462	ST/AL FNC	0	100	198	0		792.00	SF 10.00
7	0463	FENCE GATE	0	100	0	0		3.00	UT 300.00
8	0409	ELEVATOR R	0	100	0	0		1.00	UT 10,200.00

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	3,471	217.3371	326.01	1,131,581	2019	2019	0	0	0	98.50
1 SFR CUST - 100% - 2023											
Heated Area: 2813											
HX Base Yr											
** This building has 18 Sub-Areas											
96492 SOAP CREEK DR, FERNANDINA BEACH											
BLD DATE				LGL DATE				04/04/2024			
XF DATE				LAND DATE				MLU			
INC DATE				AG DATE							

TOTAL OB/XF											
43,080											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4	
Tax Dist:		Tax Dist:	
BUILDING MARKET VALUE		1,114,607	
TOTAL MARKET OB/XF VALUE		43,080	
TOTAL LAND VALUE - MARKET		212,500	
TOTAL MARKET VALUE		1,370,187	
SOH/AGL Deduction		280,573	
ASSESSED VALUE		1,089,614	
TOTAL EXEMPTION VALUE		13	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		1,370,187	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,057,878	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1805101	CO ISSUED	0	04/25/2019
B1805101	NEW CONSTR	370,902	05/21/2018
P14884	NEW CONSTR	0	07/01/2011
B24768	NEW CONSTR	418,189	06/01/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2539/0691	2/14/2022	WD Q	I	02	
GRANTOR: WOODALL DUANE DAVID &					
GRANTEE: HARBOR BENNETT W &					
2134/0704	7/17/2017	WD Q	V	01	135,000
GRANTOR: RIDGEWOOD TRUST & WYN					
GRANTEE: WOODALL DUANE DAVID					

BUILDING NOTES									
PTO=[YR=2019] W6 FGR=[YR=2019] W21 FST=[YR=2019] W15 S13									
BAS=[YR=2019] S14 E5 FOP=[YR=2019] S3 E10 N3 W10\$									
SFB=[YR=2019] E5 N5 W5 S5\$ N5 E5 S5 E5 N14 W15\$ E15 N13\$ S21									
E21 N21\$ S9 E6 N9\$ PTR= E80 FUS=[YR=2019] W8 FOP=[YR=2019]									
N9 STR=[YR=2019] N17 W5 BAL=[YR=2019] U16 L19 L18 D16									
E37\$ S17 E5\$ W5 N17 W37 STR=[YR=2019] W5 S17 E5 N17 \$ S17 W5									
S9 E13 N17 E21 S17 E13\$ W13 N17 W21 S17 W21 S21 E4 S2 E7 N2									
E10 S6 E7 FUS=[YR=2019] E4 FOP=[YR=2019] S3 E10 N3 W10\$									
SFB=[YR=2019] E5 N5 W5 S5\$ N5 E5 N8 W9 S13\$ N13 E9 S13 E5 N6									
E10 S2 E7 N2 E4 N21\$ W80 PTR= E120 FUS=[YR=2019] S40 E7									
STR=[YR=2019] E4 SFB=[YR=2019] E5 N5 W5 S5\$ N5 E5N4 W9 S9\$									
N9 E9 S9 E5 N40 BAL=[YR=2019] U8 L11 L10 D8 E21 \$ W21\$									