

LOT 31
IN OR 1508/1934
WATERWAY OAKS AT OYSTER BAY

HEUBECK BARBARA D
96570 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2024

46-3N-28-6205-0031-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	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	272	100	272	78,521
BAS	3,457	100	3,457	997,961
FOP	386	30	116	33,487
FSP	973	40	389	112,296
FST	36	55	20	5,774
FST	36	55	20	5,774
FST	78	55	43	12,413
FST	120	55	66	19,053
FST	1,460	55	803	231,809
FUS	788	100	788	227,479
TOTALS	9,842		6,846	1,976,291

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0	100	0	0		2,718.00	SF 10.00
2	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

REVIEW DATE 05/12/2019 BY KBA

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	6,846	204.1949	306.29	2,096,861	2011	2011	0	0	5.75	94.25
1 SFR CUST - 100% - 2012											
Heated Area: 4517											
HX Base Yr 2012											

** This building has 16 Sub-Areas

96570 SOAP CREEK DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/04/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
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 Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					1,976,291				
TOTAL MARKET OB/XF VALUE					35,206				
TOTAL LAND VALUE - MARKET					212,500				
TOTAL MARKET VALUE					2,223,997				
SOH/AGL Deduction					1,477,557				
ASSESSED VALUE					746,440				
TOTAL EXEMPTION VALUE					55,000				
BASE TAXABLE VALUE					691,440				
TOTAL JUST VALUE					2,223,997				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,585,076				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22534	CO ISSUED	0	03/04/2011
R12406	REPAIR/RRF	7,000	07/01/2010
G01535	GAS	2,800	05/01/2010
M14992	MECH OTHER	0	01/01/2010
P0913969	OTHER	0	10/01/2009
E21912	ELEC OTHER	1,950	07/01/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1508/1934	6/29/2007	WD	Q	V		300,000	
GRANTOR:OB ISLAND HOMES LLC							
GRANTEE:HEUBECK NORMAN B &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FST=[YR=2011] W13 N5 W48 S25 UGR=[YR=2011] S40 E13									
FST=[YR=2011] E10 BAS=[YR=2011] S3 E2 STR=[YR=2011] S5 W8									
S9 E5 N4 E9 N10 W6\$ E6 N24 W7 FST=[YR=2011] N8 W6 S13 E6 N5									
\$ S5 W6 N9 W5 S13 E10 S12 \$ N12 W10 S12 \$ N25 E5 N4 E6 S8 E7									
S19 E23 N38 W54 \$ E61 N20 \$ PTR= E30 FOP=[YR=2011] E6									
BAS=[YR=2011] E63 FSP=[YR=2011] E17 STR=[YR=2011] N2E5 S20									
D30 L5 W3 N30 E3 N18\$ S18 W3 S43 W19 N13 E5 N48 \$ S48 W5 S13									
W21 N7 W35 N31 E13 FST=[YR=2011] S1 E6 N6 W6 S5\$ W13 W2 N23									
\$ S23 E2 S31 W8 N54 \$ W30 \$ PTR= N40 UST=[YR=2011] N11									
FUS=[YR=2011] W10 N9 E12E4 FST=[YR=2011] S1 E6 N6W6 S5\$ W4									
N9 E13 UST=[YR=2011] S4 E16 N4 W16\$ S4 E16 S21UST=[YR=2011]									
W16 S4 E16 N4 \$ W16 S4 W10 N11 W5\$ E5 S11 W5 \$ S40\$.									