

LOT 43
IN OR 1453/1782
WATERWAY OAKS AT OYSTER BAY

PERTUZ ALVARO & MARCIA
96776 SOAP CREEK DRIVE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-6205-0043-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	17	CB STUCCO 10
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	1,703	100	1,703	445,495
FGR	726	55	399	104,377
FOP	18	30	5	1,308
FSP	182	40	73	19,096
FSP	204	40	82	21,451
FSP	292	40	117	30,606
FSP	312	40	125	32,699
FSP	334	40	134	35,054
FUS	1,543	100	1,543	403,640
STR	90	10	9	2,354
TOTALS	5,652		4,240	1,109,161

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0810	CONCRETE A	0 100	0	0	1,012.00	SF	6.50	

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	0003	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	% COND
0500	12	4,240	185.6254	278.44	1,180,586	2010	2010	0	0	6.05 93.95
1 SFR CUST - 100% - 2011 Heated Area: 3246 HX Base Yr 2011										
** This building has 11 Sub-Areas										

96776 SOAP CREEK DR, FERNANDINA BEACH				BLD DATE	06/02/2015	KK	LGL DATE	
				XF DATE			LAND DATE	04/04/2024
				INC DATE			AG DATE	MLU

TOTAL OB/XF									
9,276									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	100	0003	PUD	0.00	0.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		1,109,161	
TOTAL MARKET OB/XF VALUE		9,276	
TOTAL LAND VALUE - MARKET		212,500	
TOTAL MARKET VALUE		1,330,937	
SOH/AGL Deduction		861,483	
ASSESSED VALUE		469,454	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		419,454	
TOTAL JUST VALUE		1,330,937	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,027,693	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22462	CO ISSUED	0	04/01/2010
M14811	MECH OTHER	0	09/01/2009
R12109	REPAIR/RRF	8,500	09/01/2009
P13816	OTHER	0	06/01/2009
B22462	NEW CONSTR	400,000	05/01/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1453/1782	10/20/2006	WD	Q	V	
GRANTOR: OB ISLAND HOMES LLC					SALE PRICE
GRANTEE: PERTUZ ALVARO & MAR					249,500

BUILDING NOTES					

BUILDING DIMENSIONS									
FGR=[YR=2010] U16 L18 D12 L12 U4 L6 S17 E4 D12 R12 U21 R20 \$ PTR=E30 FSP=[YR=2010] E39 S8 BAS=[YR=2010] S10 D4 R7 R8 U6 FSP=[YR=2010] U6 R6 R17 D17 D6 L6 L17 U17 \$ D17 R17 D16 L16 L16 U16 FSP=[YR=2010] S10 STR=[YR=2010] S10 W9 N10 E9 \$ W43 N17 E4 S11 E31 N4 E8 \$ W8 S4 W31 N29 E39 \$ W39 N8 \$W30 PTR= N60 UOP=[YR=2010] N17 E4 FUS=[YR=2010] N26 E23 FSP=[YR=2010] E14 S18 D4 L8 W6 N22 \$ S22 E6 R8 U4 R6 D4 U6 R8 FSP=[YR=2010] U6 R6 R17 D16 D5 L5 L18 U15 \$ D15 R18 D8 L8 FOP=[YR=2010] D5 L4 U2 L2 U5 R4 D2 R2 \$ U2 L2 L4 D5 U6 L6 D4 L4 L7 U7 W8 S4 W30 N11 \$ S11 E30 S6 W34 \$ S60 \$.									