

LOT 45
WATERWAY OAKS AT OYSTER BAY
HARBOR PB 7/93

NIXON MICHAEL W & MARILYN L/E/
96713 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2024

46-3N-28-6205-0045-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

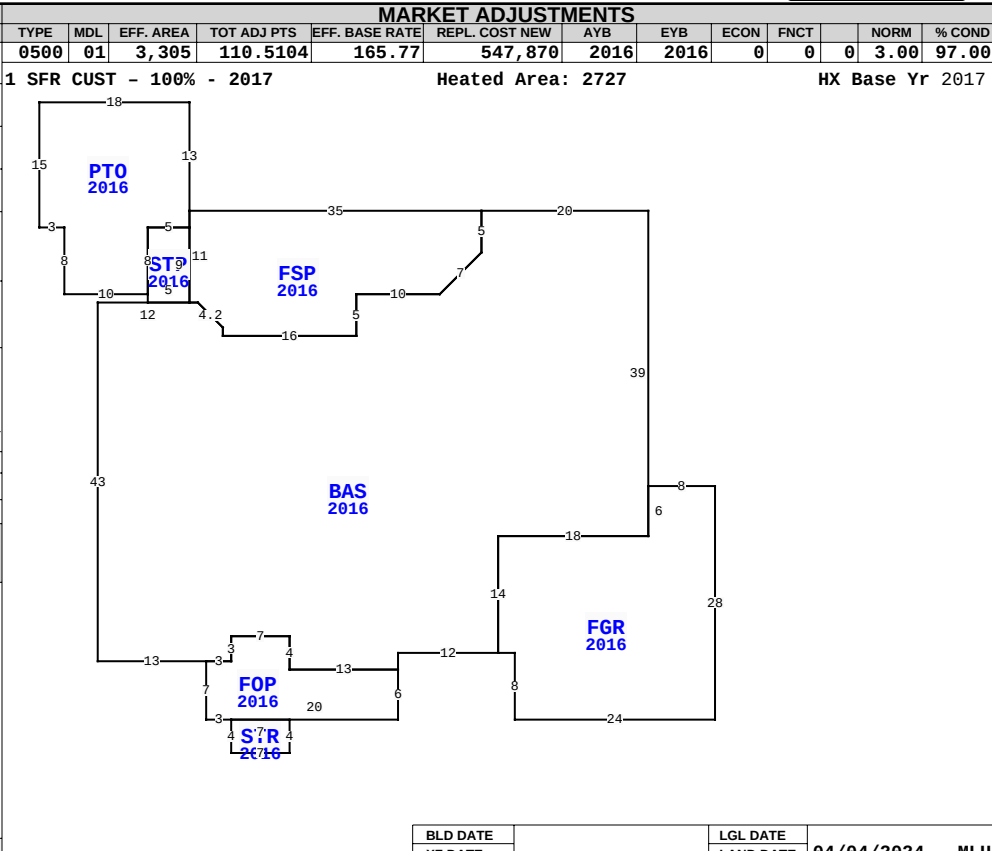
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4079.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,727	100	2,727	438,493
FGR	604	55	332	53,385
FOP	169	30	51	8,200
FSP	426	40	170	27,336
PTO	350	5	18	2,894
STP	45	10	4	643
STR	28	10	3	482
TOTALS	4,349		3,305	531,434

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2016
2	0855	CONC PAVER	0 100	76	3	228.00	SF	10.00	10.00	100	2016
3	0855	CONC PAVER	0 100	0	0	1,099.00	SF	10.00	10.00	100	2016

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT	1.00



96713 SOAP CREEK DR, FERNANDINA BEACH				BLD DATE		LGL DATE	
				XF DATE		LAND DATE	04/04/2024
				INC DATE		AG DATE	MLU

TOTAL OB/XF											
16,134											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		531,434	
TOTAL MARKET OB/XF VALUE		16,134	
TOTAL LAND VALUE - MARKET		140,000	
TOTAL MARKET VALUE		687,568	
SOH/AGL Deduction		317,927	
ASSESSED VALUE		369,641	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		319,641	
TOTAL JUST VALUE		687,568	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		658,761	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531561	CO ISSUED	0	07/13/2016
B1531561	NEW CONSTR	351,175	12/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2460/1969	5/04/2021	LE	U	I	11
GRANTOR: NIXON MICHAEL W & MAR					
GRANTEE: NIXON MICHAEL D					
1992/0515	7/09/2015	WD	Q	V	02
GRANTOR: DESLONDE JAMES C & AN					
GRANTEE: NIXON MICHAEL W & M					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W20 FSP=[YR=2016] W35 PTO=[YR=2016] N13 W18 S15 E3 S8 E10 STP=[YR=2016] S1 E5 N9 W5 S8\$ N8 E5 N2\$ S11 E1 R3 D3 S1 E16 N5 E10 R5 U5 N5\$ S5 D5 L5 W10 S5 W16 N1 L3 U3 W12 S43 E13 FOP=[YR=2016] S7 E3 STR=[YR=2016] S4 E7 N4 W7\$ E20 N6 W13 N4 W7 S3 W3 \$ E3 N3 E7 S4 E13 N2 E12 FGR=[YR=2016] E2 S8 E24 N28 W8 S6 W18 S14\$ N14 E18 N39\$.											