LOT 79
IN OR 2044/1162
WATERWAY OAKS AT OYSTER BAY

SMITH CHARLES L & SUSAN M
96547 SOAP CREEK DRIVE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-6205-0079-0000

BUILDING CHARACTERISTICS

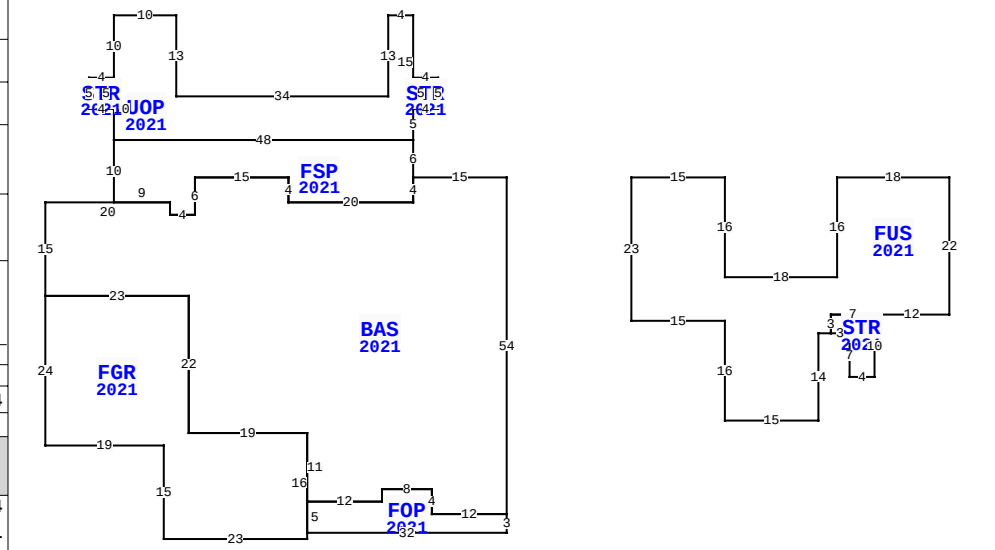
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,704	100	2,704	525,864
FGR	935	55	514	99,961
FOP	152	30	46	8,946
FSP	428	40	171	33,255
FUS	1,110	100	1,110	215,869
STR	20	10	2	389
STR	20	10	2	389
STR	49	10	5	972
UOP	518	20	104	20,226
TOTALS	5,936		4,658	905,870

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,658	130.4345	195.65	911,338	2021	2021	0	0	0	0.60	99.40

1 SFR CUST - 100% - 2022 Heated Area: 3814 HX Base Yr 2022



96547 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		905,870
TOTAL MARKET OB/XF VALUE		83,211
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		1,129,081
SOH/AGL Deduction		380,431
ASSESSED VALUE		748,650
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		698,650
TOTAL JUST VALUE		1,129,081
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		941,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C202792	CO ISSUED	0	04/27/2021
B2010931	SWIM POOL	30,000	11/01/2020
B2010503	SCRN ENCLSR	23,184	10/01/2020
B202792	NEW CONSTR	524,966	04/14/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2044/1162	5/06/2016	WD	Q	V	01	107,500
GRANTOR: FIGUEIREDO MARCO A &						
GRANTEE: SMITH CHARLES L & S						
1984/0664	6/05/2015	WD	Q	V	01	95,000
GRANTOR: SACKETT JAMES LESLIE						
GRANTEE: FIGUEIREDO MARCO A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W15 FSP=[YR=2021] N6 UOP=[YR=2021] N5 STR=[YR=2021] E4 N5 W4 S5$ N15 W4 S13 W34 N13 W10 S10 STR=[YR=2021] W4 S5 E4 N5$ S10 E48$ W48 S10 E9 S2 E4 N6 E15 S4 E20 N4$ S4 W20 N4 W15 S6 W4 N2 W20 S15 FGR=[YR=2021] S24 E19 S15 E23 N1 FOP=[YR=2021] E32 N3 W12 N4 W8 S2 W12 S5$ N16 W19 N22 W23$ E23 S22 E19 S11 E12 N2 E8 S4 E12 N54$ PTR= E20 FUS=[YR=2021] E15 S16 E18 N16 E18 S22 W12 STR=[YR=2021] S10 W4 N7 W3 N3 E7$ W7 S3 W2 S14 W15 N16 W15 N23$ W20$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2021	2021	3	93	4,650	
3	0855	CONC PAVER	0	100	0	0	2,402.00	SF	10.00	10.00	100	2021	2021	3	99	23,780	
4	0861	POOL GUNIT	0	100	34	13	442.00	SF	85.00	85.00	100	2021	2021	3	95	35,692	
5	0911	SCRN RM A	0	100	48	20	960.00	SF	17.50	17.50	100	2021	2021	3	93	15,624	

LAND DESCRIPTION

TOTAL OB/XF 83,211

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	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							

REVIEW DATE 01/31/2022 BY KW Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/06/2024 BY SYS