

LOT 80
WATERWAY OAKS AT OYSTER BAY
HARBOR PB 7/93

HAMER DOUGLAS T & CAROLINE C
96513 SOAP CREEK DRIVE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-6205-0080-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
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		3 100
Bathrooms		3 100
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
---------	--	----------	----

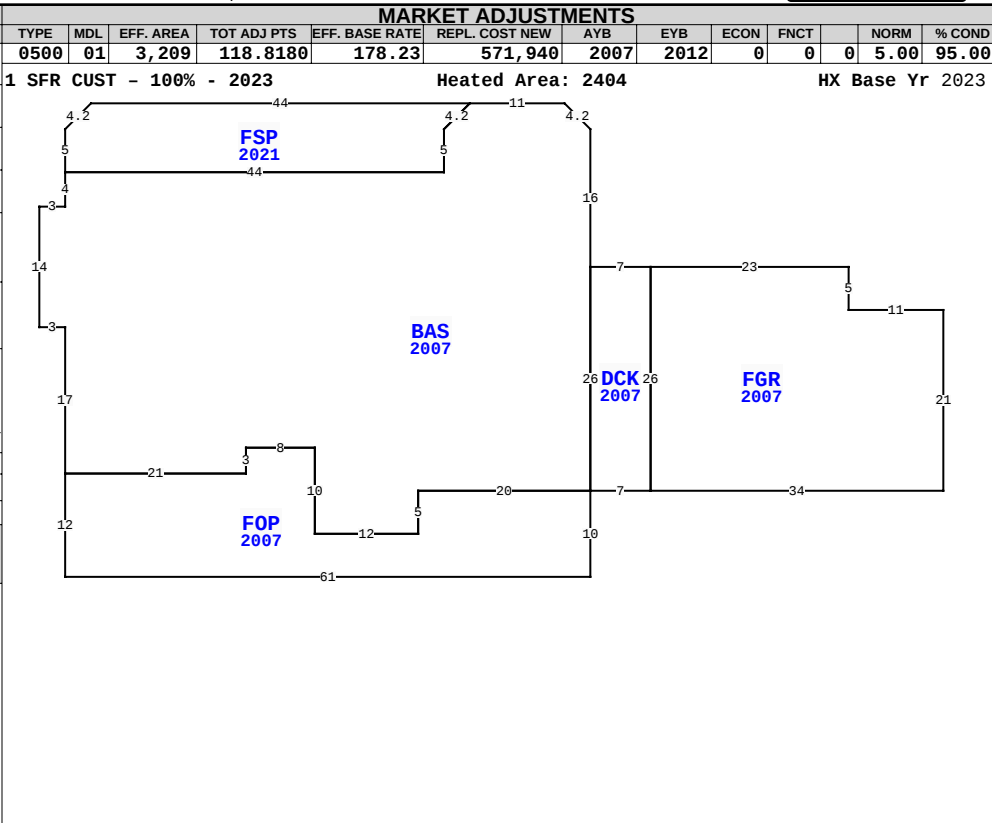
NEIGHBORHOOD/LOC	4079.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,404	100	2,404	407,042
DCK	182	10	18	3,048
FGR	829	55	456	77,209
FOP	632	30	190	32,171
FSP	352	40	141	23,874

TOTALS	4,399		3,209	543,343
--------	-------	--	-------	---------

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		1,771.00	SF 10.00
2	1076	TRELLIS A	0	100	5	41		205.00	SF 7.50
3	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00
4	0600	SUMMER KIT	0	100	0	0		1.00	UT 5,000.00

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



96513 SOAP CREEK DR, FERNANDINA BEACH

L N	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	0855	CONC PAVER	0	100	0	0		1,771.00	SF 10.00	100	2007	2007	3	88	15,585	
2	1076	TRELLIS A	0	100	5	41		205.00	SF 7.50	100	2007	2007	3	48	738	
3	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	100	2007	2007	3	91	3,185	
4	0600	SUMMER KIT	0	100	0	0		1.00	UT 5,000.00	100	2015	2015	3	70	3,500	

TOTAL OB/XF										23,008						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		543,343	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		140,000	
SOH/AGL Deduction		TOTAL EXEMPTION VALUE		50,000	
ASSESSED VALUE		BASE TAXABLE VALUE		516,019	
TOTAL JUST VALUE		NCON VALUE		706,351	
INCOME VALUE		PREVIOUS YEAR MKT VALUE		702,079	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13239	MECH OTHER	0	08/01/2007
P12557	OTHER	0	07/01/2007
E19370	ELEC OTHER	2,000	06/01/2007
C19940	CO ISSUED	0	05/01/2007
B19940	NEW CONSTR	278,322	05/01/2007
R10388	REPAIR/RRF	5,000	05/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2581/1362	7/29/2022	WD	Q	I	01
GRANTOR: RIPPEY MICHAEL & DURE					
GRANTEE: HAMER DOUGLAS T & C					
2271/0596	4/25/2019	WD	Q	I	02
GRANTOR: LAPLANTE-O'NEILL PAUL					
GRANTEE: RIPPEY MICHAEL C &					

BUILDING NOTES					
----------------	--	--	--	--	--

BUILDING DIMENSIONS					
FGR=[YR=2007] W11 N5 W23 DCK=[YR=2007] W7 BAS=[YR=2007] N16 U3 L3 W11 FSP=[YR=2021] W44 D3 L3 S5 E44 N5 U3 R3 \$ D3 L3 S5 W44 S4 W3 S14 E3 S17 FOP=[YR=2007] S12 E61 N10 W20 S5 W12 N10 W8 S3 W21 \$ E21 N3 E8 S10 E12 N5 E20 N26 \$ S26 E7 N26 \$ S26 E34 N21 \$.					