

LOT 81
IN OR 2238/1804
WATERWAY OAKS AT OYSTER BAY

CRUMBLEY HENRY
96481 SOAP CREEK DRIVE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-6205-0081-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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

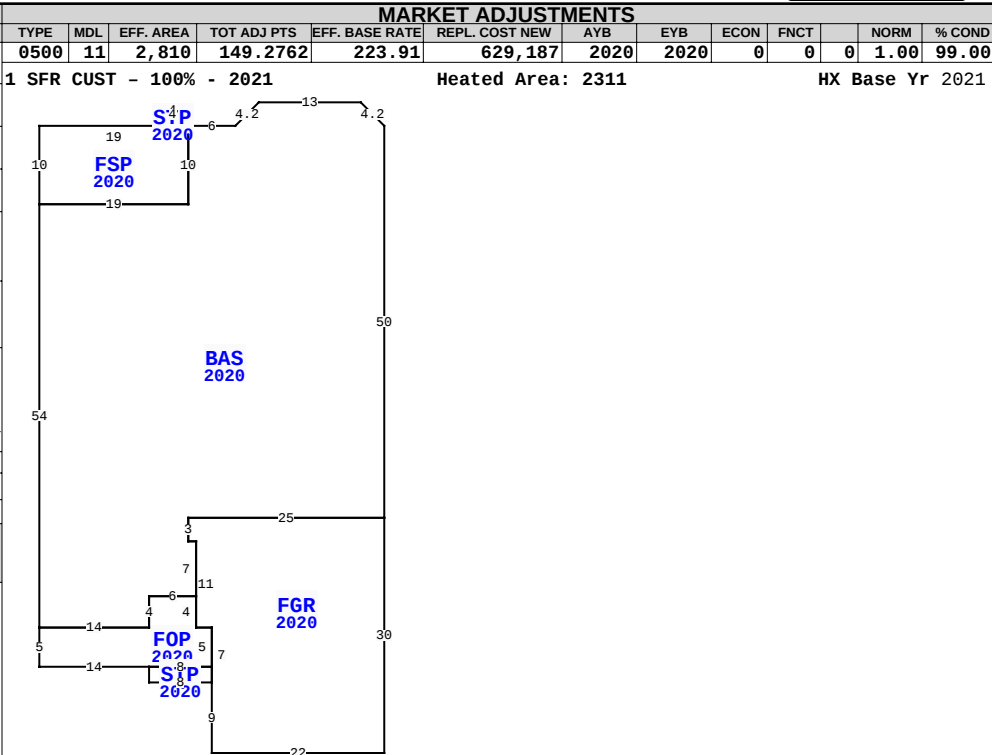
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4079.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,311	100	2,311	512,281
FGR	691	55	380	84,235
FOP	134	30	40	8,866
FSP	190	40	76	16,847
STP	8	10	1	222
STP	16	10	2	444

TOTALS	3,350		2,810	622,895
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	58	3	174.00	SF	10.00	10.00	100	2020
2	0855	CONC PAVER	0 100	0	0	1,125.00	SF	10.00	10.00	100	2020

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



96481 SOAP CREEK DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/04/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
12,861											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		622,895	
TOTAL MARKET OB/XF VALUE		12,861	
TOTAL LAND VALUE - MARKET		140,000	
TOTAL MARKET VALUE		775,756	
SOH/AGL Deduction		382,663	
ASSESSED VALUE		393,093	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		343,093	
TOTAL JUST VALUE		775,756	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		643,499	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1906723	CO ISSUED	0	02/24/2020
B1906723	NEW CONSTR	323,618	06/24/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2343/1763	3/02/2020	WD	Q	I	02
GRANTOR: RIVERSIDE HOMES OF NO					SALE PRICE
GRANTEE: CRUMBLEY HENRY & CA					486,700
GRANTOR: OB ISLAND HOMES LLC					
GRANTEE: RIVERSIDE HOMES OF					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2020] U3 L3 W13 D3 L3 W6 STP=[YR=2020] N2 W4 S2 E4\$ FSP=[YR=2020] W19 S10 E19 N10\$ S10 W19 S54 FOP=[YR=2020] S5 E14 STP=[YR=2020] S2 E8 FGR=[YR=2020] S9 E22 N30 W25 S3 E1 S11 E2 S7\$ N2 W8 \$ E8 N5 W2 N4 W6 S4 W14\$ E14 N4 E6 N7 W1 N3 E25 N50\$.					