

LOT 83
IN OR 2045/1668
WATERWAY OAKS AT OYSTER BAY

BLYTHE MICHAEL & BETH ANN
96427 SOAP CREEK DRIVE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-6205-0083-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

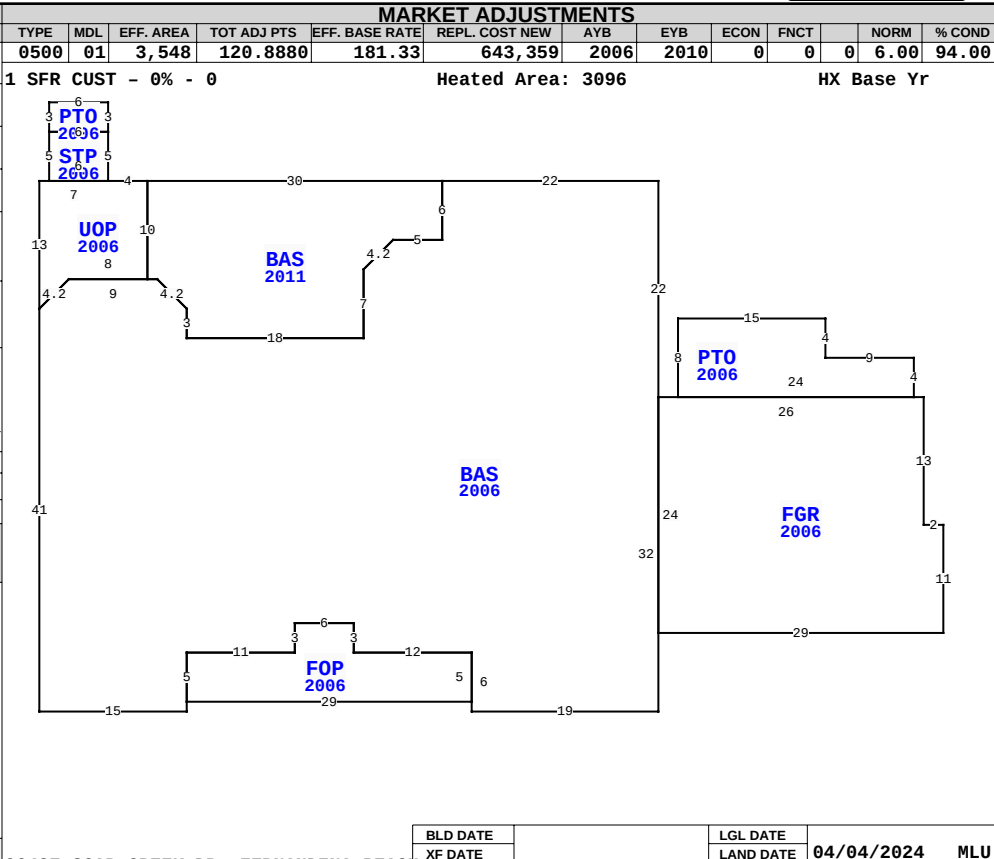
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4079.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,711	100	2,711	462,091
BAS	385	100	385	65,623
FGR	670	55	368	62,725
FOP	163	30	49	8,352
PTO	18	5	1	170
PTO	156	5	8	1,364
STP	30	10	3	511
UOP	115	20	23	3,921

TOTALS	4,248		3,548	604,757
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	0	0	0	1,334.00	SF	4.00
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
3	1126	CB/STC 8"	0	0	38	0	190.00	SF	8.00
4	0855	CONC PAVER	0	0	0	0	502.00	SF	7.00
5	0600	SUMMER KIT	0	0	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	0		PUD	0.00	0.00	1.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF									
14,671									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		604,757	
TOTAL MARKET OB/XF VALUE		14,671	
TOTAL LAND VALUE - MARKET		140,000	
TOTAL MARKET VALUE		759,428	
SOH/AGL Deduction		108,594	
ASSESSED VALUE		650,834	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		650,834	
TOTAL JUST VALUE		759,428	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		727,658	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2100763	REPAIR/RRF	20,330	01/25/2021
M16670	H/AC	0	11/01/2011
B25264	REMODEL	33,432	10/01/2011
M11876	MECH OTHER	0	08/01/2006
P0611238	OTHER	0	06/01/2006
C17786	CO ISSUED	0	05/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2045/1668	5/09/2016	WD	Q	I	01	639,500
GRANTOR: GIANNETTI SANDRA ANN						
GRANTEE: BLYTHE MICHAEL & BE						
1482/0049	3/01/2007	QC	U	V	01	100
GRANTOR: GIANNETTI SANDRA ANN						
GRANTEE: GIANNETTI SANDRA AN						

BUILDING NOTES									
BUILDING DIMENSIONS									
FGR=[YR=2006] W1 PTO=[YR=2006] N4 W9 N4 W15 S8 E24\$ W26 BAS=[YR=2006] N22 W22 BAS=[YR=2011] W30 UOP=[YR=2006] W4 STP=[YR=2006] N5 PTO=[YR=2006] N3 W6 S3 E6\$ W6 S5 E6\$ W7 S13 U3 R3 E8 N10\$ S10 E1 D3 R3 S3 E18 N7 U3 R3 E5 N6\$ S6 W5 D3 L3 S7 W18 N3 U3 L3 W9 D3 L3 S41 E15 N1 FOP=[YR=2006] E29 N5 W12 N3 W6 S3 W11 S5\$ N5 E11 N3 E6 S3 E12 S6 E19 N32\$ S24 E29 N11 W2 N13\$.									