

LOT 84
IN OR 1597/1539
WATERWAY OAKS AT OYSTER BAY

JONES DONALD C & SHARON B
96271 SOAP CREEK DR
FERNANDINA BEACH, FL 32034-2662

2024

46-3N-28-6205-0084-0000



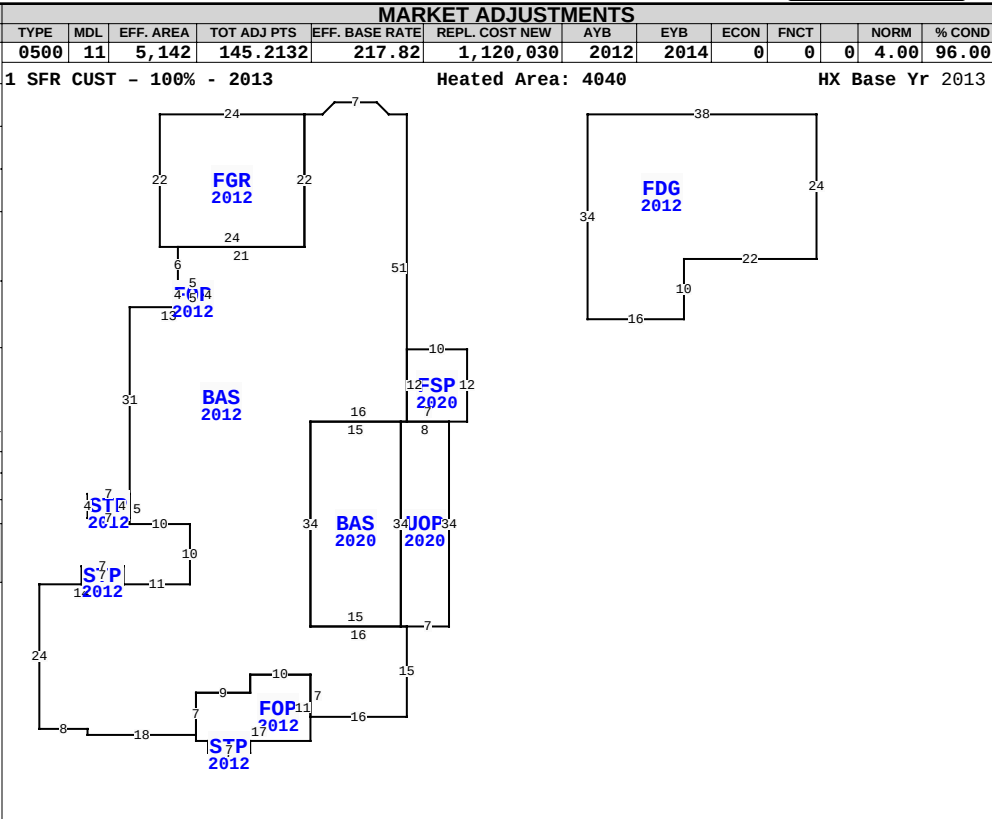
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		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	3,530	100	3,530	738,149
BAS	510	100	510	106,644
FDG	1,072	60	643	134,456
FGR	528	55	290	60,641
FOP	20	30	6	1,255
FOP	182	30	55	11,501
FSP	120	40	48	10,037
STP	14	10	1	209
STP	21	10	2	419
STP	28	10	3	627
TOTALS	6,297		5,142	1,075,229

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	3,932.00	SF	10.00	10.00
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
3	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00
4	0855	CONC PAVER	0 100	0	0	278.00	SF	10.00	10.00

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



** This building has 11 Sub-Areas	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE
96271 SOAP CREEK DR, FERNANDINA BEACH		04/04/2024 MLU

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	3,932.00	SF	10.00	10.00	100	2012	2012	3	93	36,568	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2012	2012	3	95	3,325	
3	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2012	2012	3	55	2,750	
4	0855	CONC PAVER	0 100	0	0	278.00	SF	10.00	10.00	100	2020	2020	3	99	2,752	

TOTAL OB/XF										45,395						
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					1,075,229									
TOTAL MARKET OB/XF VALUE					45,395									
TOTAL LAND VALUE - MARKET					140,000									
TOTAL MARKET VALUE					1,260,624									
SOH/AGL Deduction					764,165									
ASSESSED VALUE					496,459									
TOTAL EXEMPTION VALUE					50,000					HX HB				
BASE TAXABLE VALUE					446,459									
TOTAL JUST VALUE					1,260,624									
NCON VALUE					0									
INCOME VALUE														
PREVIOUS YEAR MKT VALUE					1,036,725									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1910195	CONVERT FOP TO HT	120,000	09/26/2019
B1907676	FOP/DECK	9,674	09/01/2019
C24546	CO ISSUED	0	03/22/2012
B25837	ADDITION	7,732	03/01/2012
E23809	ELEC OTHER	0	09/01/2011
E23746	ELEC OTHER	0	08/01/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1597/1539	12/17/2008	WD	Q	V	01	224,400	
GRANTOR:OB ISLAND HOMES LLC							
GRANTEE: JONES DONALD C & SH							

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

BUILDING DIMENSIONS

BAS=[YR=2012] W3 U2 L2 W7 D2 L2 W3 FGR=[YR=2012] W24 S22 E24 N22 \$ S22 W21 S6 FOP=[YR=2012] S4 E5 N4 W5 \$ E5 S4 W13 S31 STP=[YR=2012] W7 S4 E7 N4 \$ S5 E10 S10 W11 STP=[YR=2012] N3 W7 S3 E7 \$ W14S24 E8 S1 E18 FOP=[YR=2012] S1 E2 STP=[YR=2012] S2 E7 N2 W7 \$ E17 N11 W10 S3 W9 S7 \$ N7 E9 N3 E10 S7 E16 N15 UOP=[YR=2020] E7 N34 FSP=[YR=2020] E3 N12 W10 S12 E7\$ W8 BAS=[YR=2020] W15 S34 E15 N34\$ S34 E1\$ W16 N34 E16 N51 \$ PTR=E30 FDG=[YR=2012] E38 S24 W22 S10 W16 N34 \$ W30 \$.