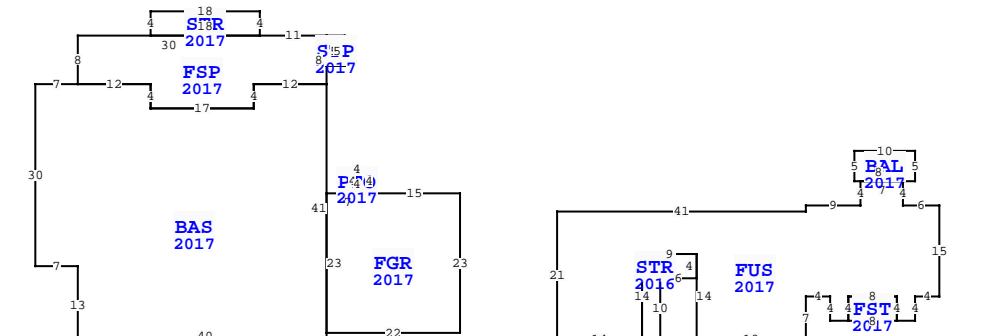




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0500	11	3,599	135.4320	203.15	731,137	2017	2017	0	0	0	2.50	97.50		



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			712,859
TOTAL MARKET OB/XF VALUE			22,134
TOTAL LAND VALUE - MARKET			140,000
TOTAL MARKET VALUE			874,993
SOH/AGL Deduction			0
ASSESSED VALUE			874,993
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			874,993
TOTAL JUST VALUE			874,993
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			750,380

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
BAL	50	15	8	1,584
BAS	1,905	100	1,905	377,326
FGR	506	55	278	55,064
FOP	312	30	94	18,619
FSP	396	40	158	31,296
FST	32	55	18	3,566
FUS	1,117	100	1,117	221,246
PTO	16	5	1	198
STP	15	10	2	396
STR	66	10	7	1,386
TOTALS	4,527		3,599	712,859

1 SFR CUST - 0% - 2024													
Heated Area: 3022													
HX Base Yr													
** This building has 12 Sub-Areas													
96141 SOAP CREEK DR, FERNANDINA BEACH													
				BLD DATE					LGL DATE	04/04/2024 MLU			
				XF DATE					LAND DATE				
				INC DATE					AG DATE				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531094	NEW CONSTR	396,514	09/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2644/18	5/25/2023	WD	Q	I	01	1,075,000
GRANTOR: PANDE LORRIE JANE						
GRANTEE: DIJON ALAIN MARIE &						
1934/0729	8/26/2014	WD	Q	I	01	115,000
GRANTOR: OB ISLANDS LLC						
GRANTEE: PANDE LORRIE JANE						

EXTRA FEATURES																	
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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	
2	0811	CONCRETE B	0	0	0	0	1,337.00	SF	5.20	5.20	100	2017	2017	3	97	6,744	
3	0825	BRICK	0	0	0	0	358.00	SF	12.50	12.50	100	2017	2017	3	99	4,430	
4	0855	CONC PAVER	0	0	17	17	289.00	SF	10.00	10.00	100	2017	2017	3	97	2,803	
5	0462	ST/AL FNC	0	0	168	0	672.00	SF	10.00	10.00	100	2017	2017	3	84	5,645	
6	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	92	552	

BUILDING NOTES													
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BUILDING DIMENSIONS													
STP=[YR=2017] W3 FSP=[YR=2017] W11 STR=[YR=2017] N4 W18 S4 E18\$ W30 S8 BAS=[YR=2017] W7 S30 E7 S13 E1 FOP=[YR=2017] S8 E14 STR=[YR=2017] S4 E10 N4 W10\$ E25 N8 W39\$ E40 N2 FGR=[YR=2017] E22 N23 W15 PTO=[YR=2017] N4 W4 S4 E4\$ W7 S23\$ N41 W12 S4 W17 N4 W12\$ E12 S4 E17 N4 E12 N8\$ S5 E3 N5\$ PTR=S50 E35 FUS=[YR=2017] E14 STR=[YR=2016] E3 N10 E6 N4 W9 S14\$ N14 E9 S14 E18 N7 E4 S4 E3 FST=[YR=2017] E8 N4 W8 S4\$ N4 E8 S4 E3 N4 E4 N15 W6 N4 BAL=[YR=2017] E2 N5 W10 S5 E8\$ W7 S4 W9 S1 W41 S21\$ W35 N50\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							