

LOT 91
WATERWAY OAKS AT OYSTER BAY
HARBOR PB 7/93

HESS DANA REV TRUST/MYERS NANCY REV TRUST
96109 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2024

46-3N-28-6205-0091-0000



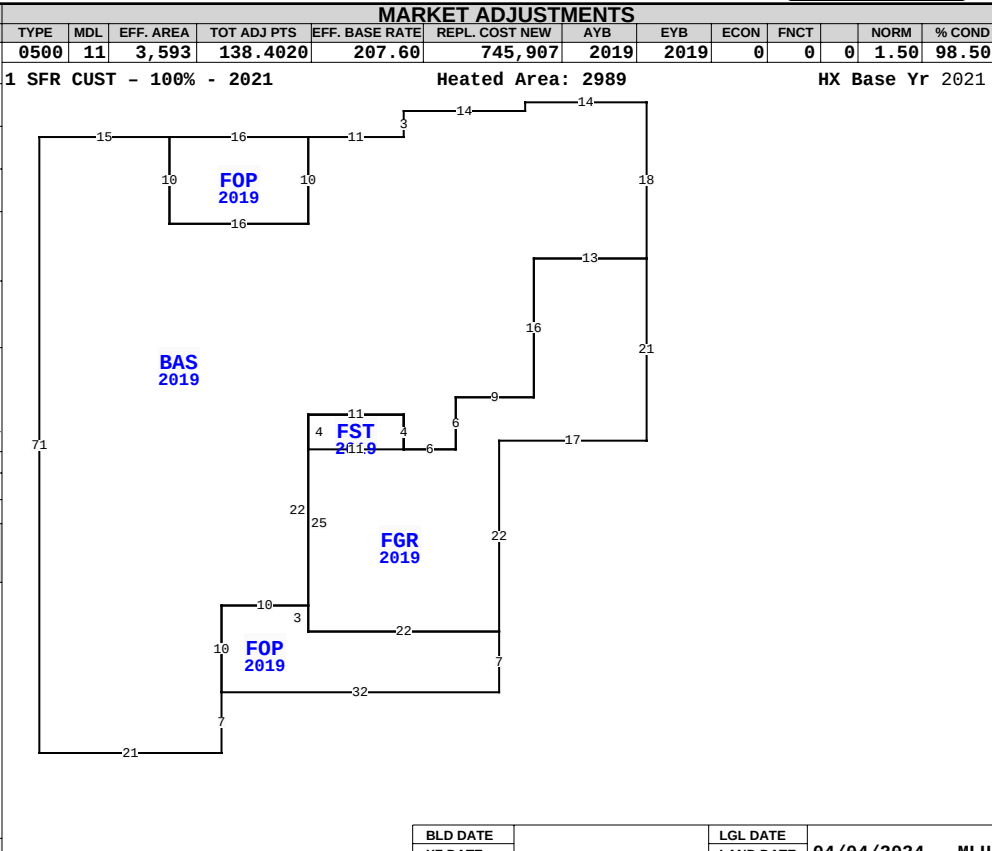
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
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	2,989	100	2,989	611,208
FGR	829	55	456	93,246
FOP	160	30	48	9,816
FOP	254	30	76	15,541
FST	44	55	24	4,907
TOTALS	4,276		3,593	734,718

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0855	CONC PAVER	0	100	44	4	176.00	SF	10.00	10.00	
3	0855	CONC PAVER	0	100	0	0	1,355.00	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	UNIT TYPE	NOTES
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT	



96109 SOAP CREEK DR, FERNANDINA BEACH											
TOTAL OB/XF 18,469											

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1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
734,718											
TOTAL MARKET OB/XF VALUE											
18,469											
TOTAL LAND VALUE - MARKET											
140,000											
TOTAL MARKET VALUE											
893,187											
SOH/AGL Deduction											
348,775											
ASSESSED VALUE											
544,412											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
494,412											
TOTAL JUST VALUE											
893,187											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
738,227											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1807235	CO ISSUED	0	09/30/2019
B1807235	NEW CONSTR	409,573	10/01/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2326/0337	12/17/2019	WD	Q	I	01	569,500	
GRANTOR: RIVERSIDE HOMES OF N							
GRANTEE: HESS DANA REV TRUST							
2191/0748	4/17/2018	SW	Q	V	05	562,000	
GRANTOR: O B ISLAND HOMES LLC							
GRANTEE: RIVERSIDE HOMES OF							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W14 S1 W14 S3 W11 FOP=[YR=2019] W16 S10 E16 N10\$ S10 W16 N10 W15 S71 E21 N7 FOP=[YR=2019] E32 N7 FGR=[YR=2019] N22 E17 N21 W13 S16 W9 S6 W6 FST=[YR=2019] W11 N4 E11 S4\$ N4 W11 S25 E22\$ W22 N3 W10 S10\$ N10 E10 N22 E11 S4 E6 N6 E9 N16 E13 N18\$.											