

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

LOCKHART JEFFREY T & CAROLYN W
96075 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2024

46-3N-28-6205-0093-0000



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 100
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

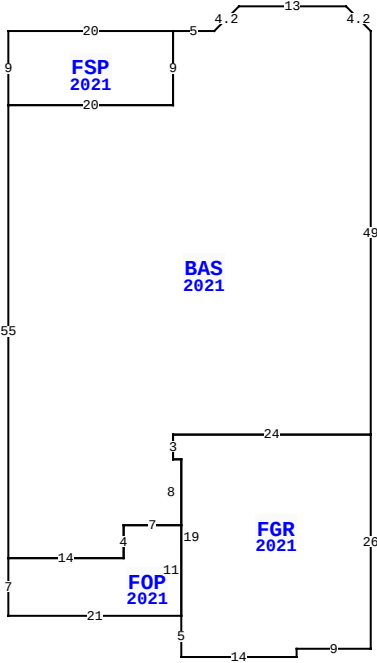
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4079.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,308	100	2,308	536,912
FGR	615	55	338	78,629
FOP	175	30	52	12,097
FSP	180	40	72	16,750
TOTALS	3,278		2,770	644,388

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	0	0	1,624.00	SF	10.00	10.00	100	2021
2	0855	CONC PAVER	0 100	20	16	320.00	SF	10.00	10.00	100	2021

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	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,770	155.8656	233.80	647,626	2021	2021	0	0	0.50	99.50
1 SFR CUST - 100% - 2022											
Heated Area: 2308											
HX Base Yr 2022											



TOTAL OB/XF											
19,246											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1 4
VALUATION BY											STANDARD
Tax Group: 4											Tax Dist:
BUILDING MARKET VALUE											644,388
TOTAL MARKET OB/XF VALUE											19,246
TOTAL LAND VALUE - MARKET											140,000
TOTAL MARKET VALUE											803,634
SOH/AGL Deduction											307,868
ASSESSED VALUE											495,766
TOTAL EXEMPTION VALUE											50,000
BASE TAXABLE VALUE											445,766
TOTAL JUST VALUE											803,634
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											667,139

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2100945	CO ISSUED	0	11/16/2021
B2100945	NEW CONSTR	324,240	01/27/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2519/0515	11/23/2021	WD	Q	I	02	631,200	
GRANTOR: RIVERSIDE HOMES OF NO							
GRANTEE: LOCKHART JEFFREY T							
2385/1037	8/14/2020	SW	Q	V	05	449,600	
GRANTOR: OB ISLAND HOMES LLC							
GRANTEE: RIVERSIDE HOMES OF							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] U3 L3 W13 D3 L3 W5 FSP=[YR=2021] W20 S9 E20 N9\$ S9 W20 S55 FOP=[YR=2021] S7 E21 FGR=[YR=2021] S5 E14 N1 E9 N26 W24 S3 E1 S19 \$ N11 W7 S4 W14\$ E14 N4 E7 N8 W1 N3 E24 N49\$.											