LOT 94
WATERWAY OAKS AT OYSTER BAY
HARBOUR PB 7/93

ROCKET MAN TRUST/YESALIS MARCY M TRUSTEE
96047 SOAP CREEK DRIVE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-6205-0094-0000

NASSAU COUNTY PROPERTY

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

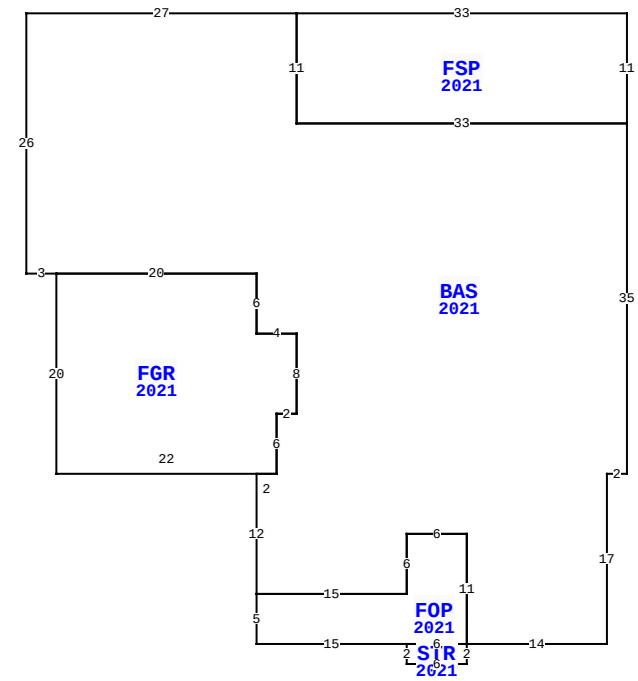
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4079.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,347	100	2,347	545,985
FGR	444	55	244	56,762
FOP	141	30	42	9,771
FSP	363	40	145	33,731
STR	12	10	1	233
TOTALS	3,307		2,779	646,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,779	155.8656	233.80	649,730	2021	2021	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2022 Heated Area: 2347 HX Base Yr 2022



96047 SOAP CREEK DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		646,481
TOTAL MARKET OB/XF VALUE		15,655
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		802,136
SOH/AGL Deduction		228,217
ASSESSED VALUE		573,919
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		523,919
TOTAL JUST VALUE		802,136
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		665,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2005003	CO ISSUED	0	04/19/2021
B2005003	NEW CONSTR	322,066	08/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2483/0198	7/29/2021	WD	U	V	11	100
GRANTOR: YESALIS MARCY M						
GRANTEE: ROCKET MAN TRUST						
2460/0425	4/22/2021	WD	Q	I	02	563,700
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: YESALIS MARCY M						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W33 BAS=[YR=2021] W27 S26 E3 FGR=[YR=2021] S20 E22 N6 E2 N8 W4 N6 W20$ E20 S6 E4 S8 W2 S6 W2 S12 FOP=[YR=2021] S5 E15 STR=[YR=2021] S2 E6 N2 W6$ E6 N11 W6 S6 W15$ E15 N6 E6 S11 E14 N17 E2 N35 W33 N11$ S11 E33 N11$.

EXTRA FEATURES

LN	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	756.00	SF	10.00	10.00	100	2021	2021	3	99	7,484	
2	0855	CONC PAVER	0	100	26	12	312.00	SF	10.00	10.00	100	2021	2021	3	99	3,089	
3	0462	ST/AL FNC	0	100	126	0	504.00	SF	10.00	10.00	100	2021	2021	3	95	4,788	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	98	294	

LAND DESCRIPTION

TOTAL OB/XF 15,655

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							

REVIEW DATE 01/27/2022 BY KW Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/06/2024 BY SYS