LOT 1
WATERWAY OAKS AT OYSTER BAY
HARBOUR PB 7/93

**EMRIE RYAN M & SHAUNA L**
96016 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

**2025**

**46-3N-28-6205-0001-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

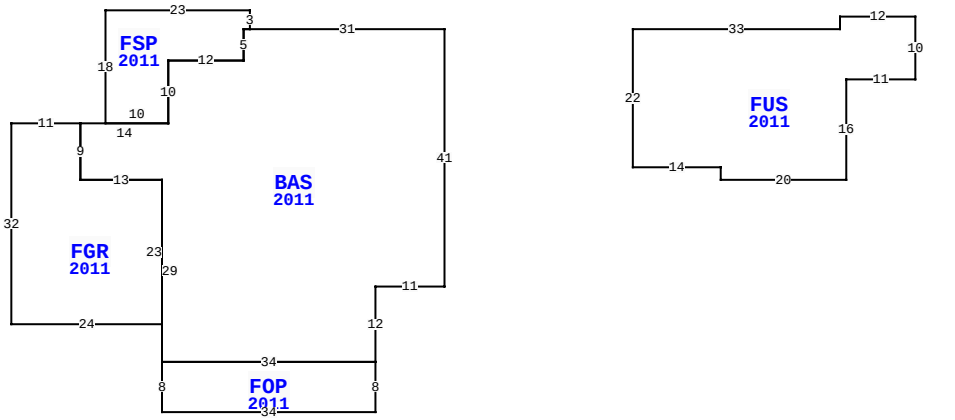
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 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 | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,295 | 100 | 2011 | 2,295 | 459,591 |
| FGR | 651 | 55 | 2011 | 358 | 71,692 |
| FOP | 272 | 30 | 2011 | 82 | 16,421 |
| FSP | 279 | 40 | 2011 | 112 | 22,428 |
| FUS | 900 | 100 | 2011 | 900 | 180,232 |
| TOTALS | 4,397 | | | 3,747 | 750,365 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 3,747 | 134.8380 | 213.04 | 798,261 | 2011 | 2011 | 0 | 0 | 0 | 6.00 | 94.00 |

1 SFR CUST – 100% - 2022 Heated Area: 3195 HX Base Yr 2022




96016 SOAP CREEK DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 750,365 |
| TOTAL MARKET OB/XF VALUE | | 22,345 |
| TOTAL LAND VALUE - MARKET | | 142,500 |
| TOTAL MARKET VALUE | | 915,210 |
| SOH/AGL Deduction | | 268,267 |
| ASSESSED VALUE | | 646,943 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 596,221 |
| TOTAL JUST VALUE | | 915,210 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 878,740 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C24073 | CO ISSUED | 0 | 05/09/2011 |
| E23177 | ELEC OTHER | 0 | 01/01/2011 |
| M15856 | H/AC | 0 | 01/01/2011 |
| E23122 | NEW CONSTR | 0 | 12/01/2010 |
| P14518 | NEW CONSTR | 0 | 11/01/2010 |
| B24073 | NEW CONSTR | 350,014 | 10/01/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2512/1351 | 11/09/2021 | WD | Q | I | 01 | 795,000 |
| GRANTOR: VINCENT WARREN R & TO | | | | | | |
| GRANTEE: EMRIE RYAN M & SHAU | | | | | | |
| 2203/0779 | 6/11/2018 | WD | Q | I | 01 | 545,000 |
| GRANTOR: BREITHAUPT ERNEST S & | | | | | | |
| GRANTEE: VINCENT WARREN R & | | | | | | |

## BUILDING NOTES

## 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 | 2,094.00 | SF | 10.00 | 10.00 | 100 | 2011 | 2011 | 3 | 91 | 19,055 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2011 | 2011 | 3 | 94 | 3,290 | |

## BUILDING DIMENSIONS

BAS=[YR=2011] W31 FSP=[YR=2011] N3 W23 S18 E10 N10 E12 N5 E1 $ W1 S5 W12 S10 W14FGR=[YR=2011] W11 S32 E24 N23 W13 N9 $ S9 E13 S29 FOP=[YR=2011] S8 E34 N8 W34 $ E34 N12 E11 N41 $ PTR= E30 FUS=[YR=2011] E33 N2 E12 S10 W11 S16 W20 N2 W14 N22 $ W30 $ .

## LAND DESCRIPTION

TOTAL OB/XF 22,345

| 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 | 000100 | C | RES | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 142,500.00 | 142,500.00 | 142,500 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 142,500 Market: 0 Agricultural: 0 Common: 142,500 PRINTED 07/30/2025 BY SYS