LOT 2
WATERWAY OAKS AT OYSTER BAY
HARBOUR PB 7/93

FLANAGAN MICHAEL T &/WYKLE CHADWICK J
96034 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-6205-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

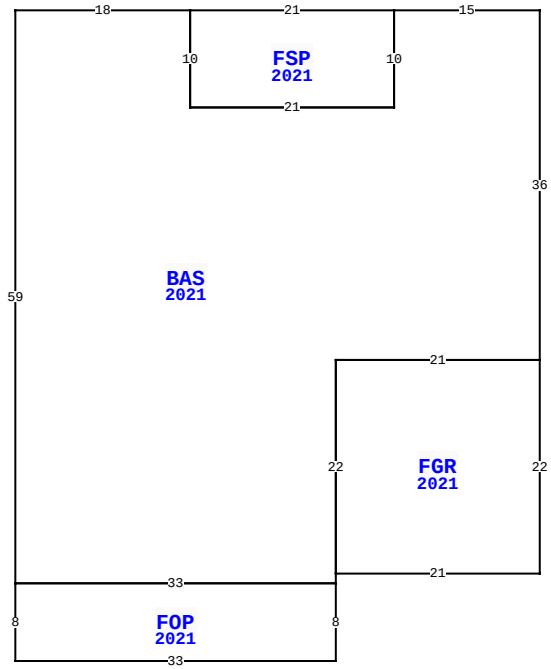
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,493	100	2021	2,493	542,876
FGR	462	55	2021	254	55,311
FOP	264	30	2021	79	17,203
FSP	210	40	2021	84	18,292
TOTALS	3,429			2,910	633,683

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,910	139.2178	219.96	640,084	2021	2021	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2022 Heated Area: 2493 HX Base Yr 2022



96034 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		633,683
TOTAL MARKET OB/XF VALUE		19,236
TOTAL LAND VALUE - MARKET		142,500
TOTAL MARKET VALUE		795,419
SOH/AGL Deduction		231,877
ASSESSED VALUE		563,542
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		512,820
TOTAL JUST VALUE		795,419
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		763,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2011834	CO ISSUED	0	07/27/2021
B2011834	NEW CONSTR	339,100	12/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2485/0618	7/30/2021	WD	Q	I	01	622,900
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: FLANAGAN MICHAEL T						
2341/0833	2/21/2020	WD	Q	V	05	449,600
GRANTOR: OB ISLAND HOMES LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W15 FSP=[YR=2021] W21 S10 E21 N10$ S10 W21 N10 W18 S59 FOP=[YR=2021] S8 E33 N8 W33$ E33 N1
FGR=[YR=2021] E21 N22 W21 S22$ N22 E21 N36$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	
2	0855	CONC PAVER	0	100	0	0	1,593.00	SF	10.00	10.00	100	2021	2021	3	99	15,771	

LAND DESCRIPTION

TOTAL OB/XF 19,236

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 01/27/2022 BY KW Total Acres: 0.00 Total Land Value: 142,500 Market: 0 Agricultural: 0 Common: 142,500 PRINTED 07/30/2025 BY SYS