LOT 3
WATERWAY OAKS AT OYSTER BAY
HARBOUR PB 7/93

KOSHEFSKY MAJORIE J
96056 SOAP CREEK DRIVE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-6205-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

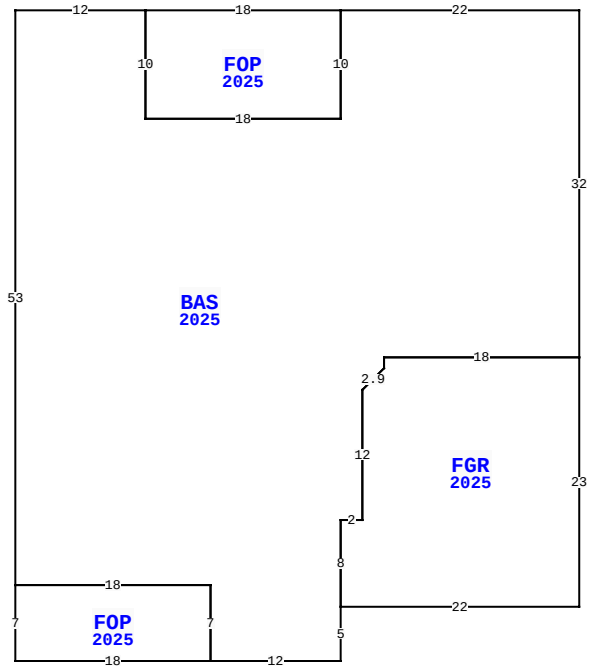
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,232	100	2025	2,232	483,540
FGR	472	55	2025	260	56,326
FOP	126	30	2025	38	8,232
FOP	180	30	2025	54	11,699
TOTALS	3,010			2,584	559,798

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,584	137.1110	216.64	559,798	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2025 Heated Area: 2232 HX Base Yr



96056 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	559,798
TOTAL MARKET OB/XF VALUE	15,440
TOTAL LAND VALUE - MARKET	142,500
TOTAL MARKET VALUE	717,738
SOH/AGL Deduction	0
ASSESSED VALUE	717,738
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	717,738
TOTAL JUST VALUE	717,738
NCON VALUE	575,238
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	140,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240008353	PRIVATE PROVIDER	411,375	07/17/2024
B230013166	SFR 2239 G478	411,375	10/12/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2768/1246	2/13/2025	SW	Q	I	01	820,000
GRANTOR: ARTISAN RE PARTNERS L						
GRANTEE: KOSHEFSKY MAJORIE J						
2651/435	6/30/2023	WD	Q	V	01	175,000
GRANTOR: MULRAIN JOHN						
GRANTEE: ARTISAN RE PARTNERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-10,0] W22 S10 W18 N10 W12 S53 E18 S7 E12 N5 N8 E2 N12 U2R2 N1 E18 N32 $
FGR=[YR=2025;ORIG=-28,32] S1 D2L2 S12 W2 S8 E22 N23 W18 $
FOP=[YR=2025;ORIG=-62,53] E18 S7 W18 N7 $
FOP=[YR=2025;ORIG=-50,0] E18 S10 W18 N10 $
.

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	0	0	0	1,544.00	SF	10.00	10.00	100	2025	2024		100	15,440	

LAND DESCRIPTION

TOTAL OB/XF 15,440

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	142,500.00	142,500.00	142,500							

REVIEW DATE 09/12/2024 BY DJ Total Acres: 0.00 Total Land Value: 142,500 Market: 0 Agricultural: 0 Common: 142,500 PRINTED 07/30/2025 BY SYS