LOT 4
WATERWAY OAKS AT OYSTER BAY
HARBOUR PB 7/93

TRUITT ROY
96072 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

**2025**

**46-3N-28-6205-0004-0000**

## 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 | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

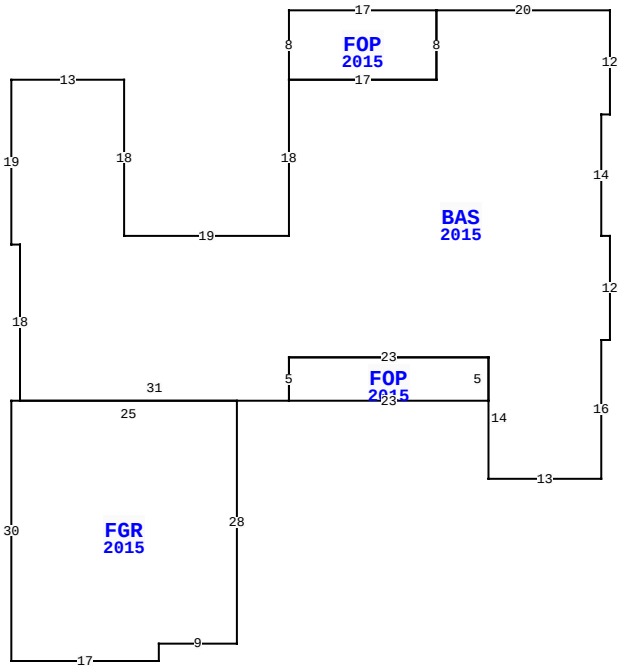
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4079.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,334 | 100 | 2015 | 2,334 | 542,818 |
| FGR | 762 | 55 | 2015 | 419 | 97,447 |
| FOP | 115 | 30 | 2015 | 34 | 7,908 |
| FOP | 136 | 30 | 2015 | 41 | 9,536 |
| TOTALS | 3,347 | | | 2,828 | 657,707 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 2,828 | 153.3312 | 242.26 | 685,111 | 2015 | 2015 | 0 | 0 | 0 | 4.00 | 96.00 |

1 SFR CUST – 100% - 2022 Heated Area: 2334 HX Base Yr 2022




96072 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 | | 657,707 |
| TOTAL MARKET OB/XF VALUE | | 10,812 |
| TOTAL LAND VALUE - MARKET | | 142,500 |
| TOTAL MARKET VALUE | | 811,019 |
| SOH/AGL Deduction | | 233,975 |
| ASSESSED VALUE | | 577,044 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,722 |
| BASE TAXABLE VALUE | | 521,322 |
| TOTAL JUST VALUE | | 811,019 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 778,552 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1429113 | CO ISSUED | 0 | 03/23/2015 |
| B1429113 | NEW CONSTR | 293,257 | 07/01/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2484/0681 | 7/28/2021 | WD | Q | I | 02 | 700,000 |
| GRANTOR: BERGEL PETER T & MARY | | | | | | |
| GRANTEE: TRUITT ROY | | | | | | |
| 1674/1997 | 4/30/2010 | WD | U | V | 33 | 106,000 |
| GRANTOR: OB ISLAND HOMES LLC | | | | | | |
| GRANTEE: BERGEL PETER T & MA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2015] W20 FOP=[YR=2015] W17 S8 E17 N8$ S8 W17 S18 W19 N18 W13 S19 E1 S18 FGR=[YR=2015] W1 S30 E17 N2 E9 N28 W25$ E31 FOP=[YR=2015] E23 N5 W23 S5$ N5 E23 S14 E13 N16 E1 N12 W1 N14 E1 N12$.

## 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,197.00 | SF | 4.00 | 4.00 | 100 | 2015 | 2015 | 3 | 95 | 4,549 | |
| 2 | 0825 | BRICK | 0 | 100 | 0 | 0 | 237.00 | SF | 12.50 | 12.50 | 100 | 2015 | 2015 | 3 | 98 | 2,903 | |
| 3 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2015 | 2015 | 3 | 96 | 3,360 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,812

| 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 08/06/2020 BY KWA Total Acres: 0.00 Total Land Value: 142,500 Market: 0 Agricultural: 0 Common: 142,500 PRINTED 07/30/2025 BY SYS