

LOT 5
IN OR 2187/1960
WATERWAY OAKS AT OYSTER BAY

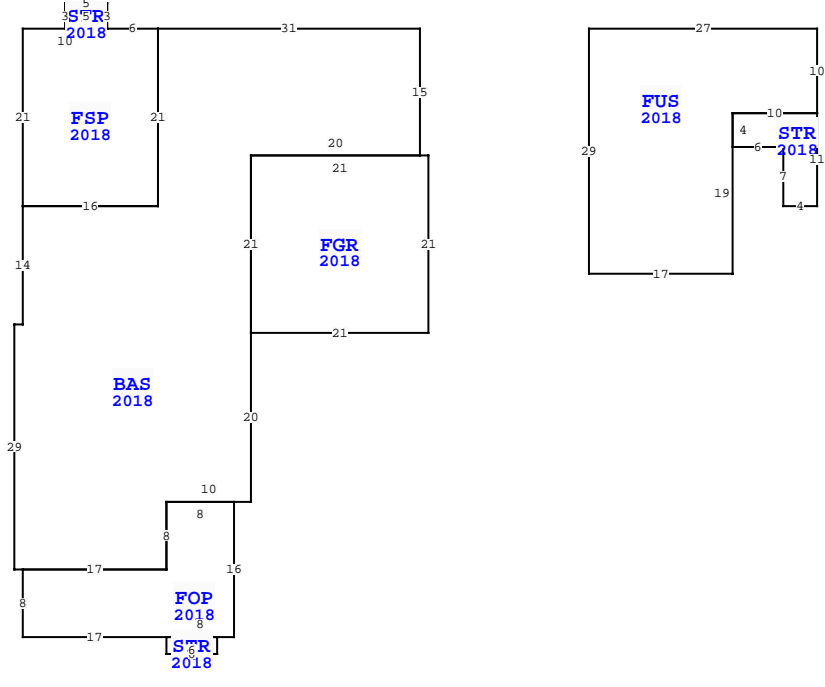
HANSEN ROBERT GLENN & CHRISTINE
96090 SOAP CREEK DRIVE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-6205-0005-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	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
BAS	1,641	100	2018
FGR	441	55	2018
FOP	264	30	2018
FSP	336	40	2018
FUS	593	100	2018
STR	12	10	2018
STR	15	10	2018
STR	68	10	2018
TOTALS	3,370		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR	CUST - 100%	2019		644,382	2018	2018	0	0	2.50	97.50	
			Heated Area: 2234									
				HX Base Yr 2019								



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			628,272
TOTAL MARKET OB/XF VALUE			13,220
TOTAL LAND VALUE - MARKET			142,500
TOTAL MARKET VALUE			783,992
SOH/AGL Deduction			446,009
ASSESSED VALUE			337,983
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			287,261
TOTAL JUST VALUE			783,992
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			752,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631663	CO ISSUED	0	04/02/2018
B1631663	NEW CONSTR	285,210	01/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2187/1960	3/30/2018	WD	Q	I	01	400,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HANSEN ROBERT GLENN						
1972/0747	3/23/2015	WD	Q	V	01	90,000
GRANTOR: OB ISLAND HOMES LLC						
GRANTEE: DREAM FINDERS HOMES						

EXTRA FEATURES																
L N	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	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	98	3,430	
2	0810	CONCRETE A	0	100	18	3	SF	6.50	6.50	100	2018	2018	3	97	340	
3	0855	CONC PAVER	0	100	12	20	SF	10.00	10.00	100	2018	2018	3	97	2,328	
4	0811	CONCRETE B	0	100	0	1,412.00	SF	5.20	5.20	100	2018	2018	3	97	7,122	

BUILDING NOTES			
BLD DATE			
LGL DATE			
XF DATE			
LAND DATE			
AG DATE			
INC DATE			
05/08/2025 MLU			

BUILDING DIMENSIONS			
BAS=[YR=2018] W31 FSP=[YR=2018] W6 STR=[YR=2018] N3 W5 S3 E5\$ W10 S21 E16 N21\$ S21 W16 S14 W1 S29 E1 FOP=[YR=2018] S8 E17 STR=[YR=2018] S2 E6 N2 W6\$ E8 N16 W8 S8 W17\$ E17 N8 E10 N20 FGR=[YR=2018] E21 N21 W21 S21\$ N21 E20 N15\$ PTR= E20 FUS=[YR=2018] E27 S10 STR=[YR=2018] S11 W4 N7 W6 N4 E10\$ W10 S19 W17 N29\$ W20\$.			

LAND DESCRIPTION																								
TOTAL OB/XF 13,220																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							