LOT 6
WATERWAY OAKS AT OYSTER BAY
HARBOUR PB 7/93

**FUENTES ROBERT J/MOLTER-FUENTES JOANN**
96106 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

**2025**

**46-3N-28-6205-0006-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

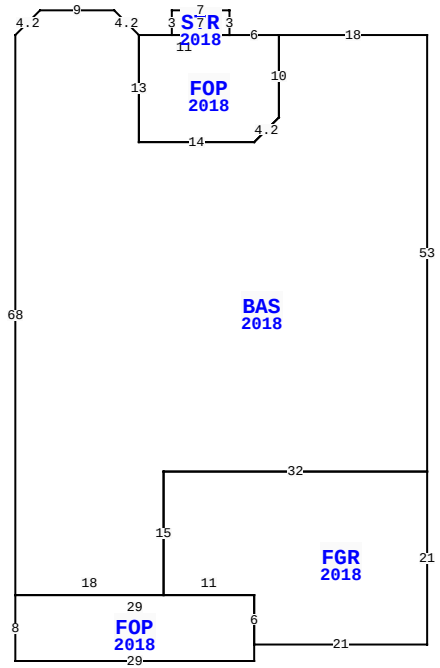
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 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 | 2,740 | 100 | 2018 | 2,740 | 586,929 |
| FGR | 606 | 55 | 2018 | 333 | 71,331 |
| FOP | 217 | 30 | 2018 | 65 | 13,924 |
| FOP | 232 | 30 | 2018 | 70 | 14,995 |
| STR | 21 | 10 | 2018 | 2 | 428 |
| TOTALS | 3,816 | | | 3,210 | 687,606 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 3,210 | 139.0488 | 219.70 | 705,237 | 2018 | 2018 | 0 | 0 | 0 | 2.50 | 97.50 |

1 SFR CUST – 100% - 2022 Heated Area: 2740 HX Base Yr 2022




96106 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 | | 687,606 |
| TOTAL MARKET OB/XF VALUE | | 13,134 |
| TOTAL LAND VALUE - MARKET | | 142,500 |
| TOTAL MARKET VALUE | | 843,240 |
| SOH/AGL Deduction | | 244,546 |
| ASSESSED VALUE | | 598,694 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 547,972 |
| TOTAL JUST VALUE | | 843,240 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 809,254 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1703267 | CO ISSUED | 0 | 05/14/2018 |
| B1703267 | NEW CONSTR | 344,550 | 04/13/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2469/1010 | 6/07/2021 | WD | Q | I | 01 | 689,000 |
| GRANTOR: MAURO JOSEPH A & MAUR | | | | | | |
| GRANTEE: FUENTES ROBERT J & | | | | | | |
| 2240/1715 | 11/26/2018 | LE | U | I | 11 | 100 |
| GRANTOR: MAURO JOSEPH A & MAUR | | | | | | |
| GRANTEE: MAURO JOSEPH A & MA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2018] W18 FOP=[YR=2018] W6 STR=[YR=2018] N3 W7 S3 E7$ W11 S13 E14 U3 R3 N10$ S10 D3 L3 W14 N13 U3 L3 W9 D3 L3 S68 FOP=[YR=2018] S8 E29 N2 FGR=[YR=2018] E21 N21 W32 S15 E11 S6$ N6 W29 $ E18 N15 E32 N53$.

## 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 | 51 | 3 | 153.00 | SF | 10.00 | 10.00 | 100 | 2018 | 2018 | 3 | 97 | 1,484 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 1,201.00 | SF | 10.00 | 10.00 | 100 | 2018 | 2018 | 3 | 97 | 11,650 | |

## LAND DESCRIPTION

TOTAL OB/XF 13,134

| 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 03/04/2024 BY NWA Total Acres: 0.00 Total Land Value: 142,500 Market: 0 Agricultural: 0 Common: 142,500 PRINTED 07/30/2025 BY SYS