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

WILLIAMS RANDY C & KELLY M
96126 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-6205-0007-0000

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 70
Interior Floo	14	CARPET 30
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

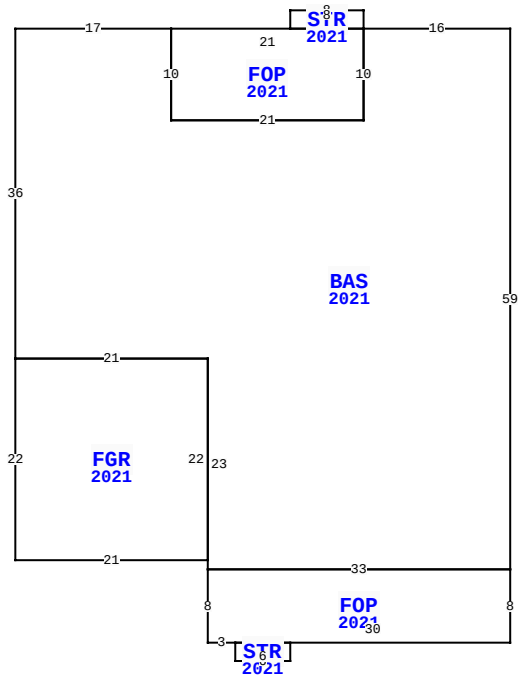
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4079.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,493	100	2021	2,493	566,595
FGR	462	55	2021	254	57,728
FOP	210	30	2021	63	14,318
FOP	264	30	2021	79	17,955
STR	12	10	2021	1	228
STR	16	10	2021	2	454
TOTALS	3,457			2,892	657,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,892	145.2977	229.57	663,916	2021	2021	0	0	0	1.00	99.00

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



96126 SOAP CREEK DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		657,277
TOTAL MARKET OB/XF VALUE		9,059
TOTAL LAND VALUE - MARKET		142,500
TOTAL MARKET VALUE		808,836
SOH/AGL Deduction		235,737
ASSESSED VALUE		573,099
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		522,377
TOTAL JUST VALUE		808,836
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		776,218

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2009223	CO ISSUED	0	08/24/2021
B2009223	NEW CONSTR	339,763	11/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2493/0577	8/25/2021	WD	Q	I	01	593,000
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: WILLIAMS RANDY C &						
2238/1804	11/20/2018	SW	Q	V	05	337,200
GRANTOR: OB ISLAND HOMES LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W16 STR=[YR=2021] N2 W8 S2 E8$ FOP=[YR=2021] W21 S10 E21 N10$ S10 W21 N10 W17 S36 FGR=[YR=2021] S22 E21 N22 W21$ E21 S23 FOP=[YR=2021] S8 E3 STR=[YR=2021] S2 E6 N2 W6$ E30 N8 W33$ E33 N59$.

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	0	0	915.00	SF	10.00	10.00	100	2021	2021	3	99	9,059	

LAND DESCRIPTION

TOTAL OB/XF 9,059

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 01/28/2022 BY KW Total Acres: 0.00 Total Land Value: 142,500 Market: 0 Agricultural: 0 Common: 142,500 PRINTED 07/30/2025 BY SYS