

LOT 8
WATERWAY OAKS AT OYSTER BAY
HARBOR PB 7/93

CHAPMAN STEVEN J & JANET S
96142 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-6205-0008-0000



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 Floop	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,298	100	2021	2,298	560,269
FGR	658	55	2021	362	88,259
FOP	143	30	2021	43	10,484
FSP	190	40	2021	76	18,530
PTO	20	5	2021	1	244
TOTALS	3,309			2,780	677,785

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	47	3	141.00	SF	10.00
2	0855	CONC PAVER	0	100	0	0	1,304.00	SF	10.00
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,780	155.8656	246.27	684,631	2021	2021	0	0	1.00	99.00
1 SFR CUST - 100% - 2022											
Heated Area: 2298											
HX Base Yr 2022											
96142 SOAP CREEK DR, FERNANDINA BEACH											

TOTAL OB/XF											
17,771											
96142 SOAP CREEK DR, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			677,785
TOTAL MARKET OB/XF VALUE			17,771
TOTAL LAND VALUE - MARKET			142,500
TOTAL MARKET VALUE			838,056
SOH/AGL Deduction			245,103
ASSESSED VALUE			592,953
TOTAL EXEMPTION VALUE			55,722
BASE TAXABLE VALUE			537,231
TOTAL JUST VALUE			838,056
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			804,485

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C204008	CO ISSUED	0	03/04/2021
B204008	NEW CONSTR	321,876	05/28/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2442/0847	3/04/2021	WD	Q	I	01	562,900
GRANTOR: RIVERSIDE HOMES OF N						
GRANTEE: CHAPMAN STEVEN J &						
2280/1362	6/07/2019	SW	Q	V	05	449,600
GRANTOR: OB ISLAND HOMES LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2021] W19 BAS=[YR=2021] W6 U3 L3 W13 D3 L3 S49 FGR=[YR=2021] W4 S25 E25 N5 FOP=[YR=2021] E23 N5 W14 N4 W7 S4 W2 S5\$ N5 E2 N12 E1 N3 W24\$ E24 S3 W1 S8 E7 S4 E14 N54 W19 N10\$ S10 E19 PTO=[YR=2021] E4 N5 W4 S5\$ N10\$.									