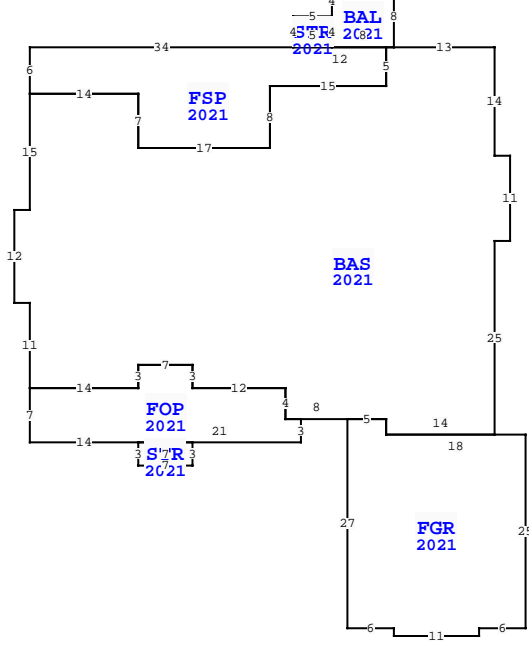




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	90
Roof Cover	13	STAND SEAM	10
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3.5	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
BAL	64	15	2021
BAS	2,421	100	2021
FGR	596	55	2021
FOP	258	30	2021
FSP	380	40	2021
STR	20	10	2021
STR	21	10	2021
TOTALS	3,760		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR CUST	- 0%	- 0									
					Heated Area: 2421							
					HX Base Yr							



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			699,762
TOTAL MARKET OB/XF VALUE			18,404
TOTAL LAND VALUE - MARKET			142,500
TOTAL MARKET VALUE			860,666
SOH/AGL Deduction			133,180
ASSESSED VALUE			727,486
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			727,486
TOTAL JUST VALUE			860,666
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			826,065

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2011864	CO ISSUED	0	08/30/2021
B2011864	NEW CONSTR	341,443	12/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2385/0386	8/17/2020	WD	Q	V	02	125,000
GRANTOR: DALLMAN JEFFRY P & LA						
GRANTEE: WEBER FAMILY REVOCO						
2150/0833	10/06/2017	WD	Q	V	01	144,900
GRANTOR: OB ISLAND HOMES LLC						
GRANTEE: DALLMAN JEFFRY P &						

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	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	
2	0855	CONC PAVER	0	0	0	1,509.00	SF	10.00	10.00	100	2021	2021	3	99	14,939	

96210 SOAP CREEK DR, FERNANDINA BEACH
 BLD DATE
 XF DATE
 INC DATE
 LGL DATE
 LAND DATE
 AG DATE
 05/08/2025 MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2021] W13 BAL=[YR=2021] N8 W8 S4 STR=[YR=2021] W5 S4 FSP=[YR=2021] W34 S6 E14 S7 E17 N8 E15 N5 W12\$ E5 N4\$ S4 E8\$ W1 S5 W15 S8 W17 N7 W14 S15 W2 S12 E2 S11 FOP=[YR=2021] S7 E14 STR=[YR=2021] S3 E7 N3 W7\$ E21 N3 W2 N4 W12 N3 W7 S3 W14\$ E14 N3 E7 S3 E12 S4 E8 FGR=[YR=2021] S27 E6 S1 E11 N1 E6 N25 W18 N2 W5\$ E5 S2 E14 N25 E2 N11 W2 N14\$.	

LAND DESCRIPTION		TOTAL OB/XF													18,404								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	142,500.00	142,500.00	142,500							