LOT 13
WATERWAY OAKS AT OYSTER BAY
HARBOUR REPLAT PB 7/289

LAPIDUS JEFFREY &/GOODMAN SARA
96226 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-6205-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 70
Frame	03	MASONRY 30
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

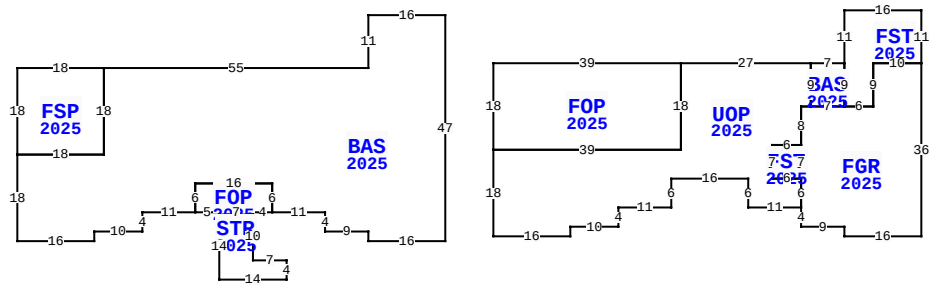
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4079.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	63	100	2025	63	13,304
BAS	2,694	100	2025	2,694	568,892
FGR	747	55	2025	411	86,791
FOP	96	30	2025	29	6,124
FOP	702	30	2025	211	44,557
FSP	324	40	2025	130	27,452
FST	42	55	2025	23	4,857
FST	230	55	2025	126	26,607
STR	126	10	2025	13	2,745
UOP	1,234	20	2025	247	52,159
TOTALS	6,258			3,947	833,488

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,947	133.6500	211.17	833,488	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 2757 HX Base Yr 2025



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		833,488
TOTAL MARKET OB/XF VALUE		42,960
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		1,101,448
SOH/AGL Deduction		220,711
ASSESSED VALUE		880,737
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		830,015
TOTAL JUST VALUE		1,101,448
NCON VALUE		876,448
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240005877	NSFR (T) 4442 (H	546,133	05/15/2024
22015468	NEW CONSTR	546,133	10/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2274/0694	5/13/2019	SW	Q	V	01	245,000

GRANTOR: OB ISLAND HOMES LLC
GRANTEE: LAPIDUS JEFFREY & S

96226 SOAP CREEK DR, FERNANDINA BEACH

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

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	3,296.00	SF	10.00	10.00	100	2025	2024		100	32,960	
2	0501	FP-AVERAGE	0	100	0	0	2.00	UT	5,000.00	5,000.00	100	2025	2024		100	10,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-10,10] W16 S11 W55 S18 W18 S18 E16 N2 E10 N4 E11 N6 E16 S6 E11 S4 E9 S2 E16 N47 $
FSP=[YR=2025;ORIG=-99,21] E18 S18 W18 N18 $
FOP=[YR=2025;ORIG=-62,45] E16 S6 W4 W7 W5 N6 $
STR=[YR=2025;ORIG=-57,51] E7 S10 E7 S4 W14 N14 $
FOP=[YR=2025;ORIG=0,20] S18 E39 N18 W39 $
UOP=[YR=2025;ORIG=0,38] S18 E16 N2 E10 N4 E11 N6 E16 S6 E11 N6 W6 N7 E6 N8 E2 N9 W27 S18 W39 $
BAS=[YR=2025;ORIG=66,20] E7 S9 W7 N9 $
FST=[YR=2025;ORIG=58,37] E6 S7 W6 N7 $
FGR=[YR=2025;ORIG=64,50] S4 E9 S2 E16 N36 W10 S9 W6 W7 W2 S8 S7 S6 $

LAND DESCRIPTION

TOTAL OB/XF 42,960

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	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 09/10/2024 BY DJ Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS