

LOT 17
IN OR 1729/486
WATERWAY OAKS AT OYSTER BAY

OTT GREGORY M & REBECCA A
96300 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-6205-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	16	WD FR STUC 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3.5	100
Frame	04	REIN CONC 100
Stories	2.	2. 100
Units	0	100

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

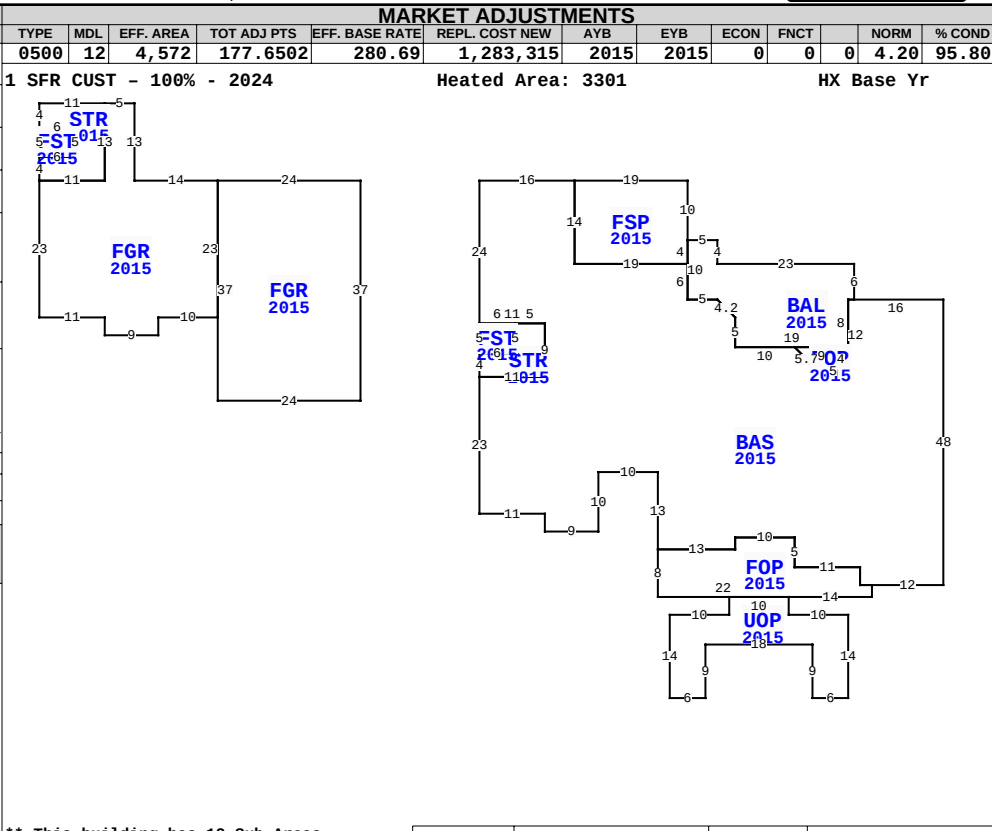
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	345	15	2015	52	13,983
BAS	3,301	100	2015	3,301	887,643
FGR	782	55	2015	430	115,628
FGR	888	55	2015	488	131,224
FOP	28	30	2015	8	2,152
FOP	263	30	2015	79	21,244
FSP	266	40	2015	106	28,503
FST	30	55	2015	16	4,302
FST	30	55	2015	16	4,302
STR	69	10	2015	7	1,882
TOTALS	6,403			4,572	229,416

EXTRA FEATURES

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0855	CONC PAVER	0	100	0	0			
2	0855	CONC PAVER	0	100	0	0			
3	0504	FP-ELECTRI	0	100	0	0			

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000116	C	RES MARSH	100	
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REVIEW DATE 01/12/2023 BY DJA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS



** This building has 12 Sub-Areas

96300 SOAP CREEK DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		1, 229, 416	
TOTAL MARKET OB/XF VALUE		30, 935	
TOTAL LAND VALUE - MARKET		225, 000	
TOTAL MARKET VALUE		1, 485, 351	
SOH/AGL Deduction		27, 502	
ASSESSED VALUE		1, 457, 849	
TOTAL EXEMPTION VALUE		13	1, 457, 849
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		1, 485, 351	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1, 416, 763	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428721	CO ISSUED	0	06/11/2015
B1428721	NEW CONSTR	473,188	05/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1729/0486	3/15/2011	WD	Q	V	01	256,714

GRANTOR: OB ISLAND HOMES LLC

GRANTEE: OTT GREGORY M & REB

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2015] W24 FGR=[YR=2015] W14 N13 W5 STR=[YR=2015] W11 S4 FST=[YR=2015] S5 E6 N5 W6\$ E6 S5 W6 S4 E11 N13\$ S13 W11 S23 E11 S3 E9 N3 E10 N23\$ S37 E24 N37\$ PTR= E20 BAS=[YR=2015] E16 FSP=[YR=2015] E19 S10 BAL=[YR=2015] E5 S4 E23 S6 W1 S8 FOP=[YR=2015] S4 W5 L4 U4 E9\$ W19 N5 L3 U3 W5 N10\$ S4 W19 N14\$ S14 E19 S6 E5 D3 R3 S5 E10 D4 R4 E5 N12 E16 S48 W12 FOP=[YR=2015] S2 W14 UOP=[YR=2015] S3 E10 S14 W6 N9 W18 S9 W6 N14 E10 N3 E10\$ W22 N8 E13 N2 E10 S5 E11 S3 E2\$ W2 N3 W11 N5 W10 S2 W13 N13 W10 S10 W9 N3 W11 N23 STR=[YR=2015] N4 FST=[YR=2015] N5 E6 S5 W6\$ E6 N5 E5 S9 W11\$ E11 N9 W11 N24\$ W20\$.