LOT 20
IN OR 2016/573
WATERWAY OAKS AT OYSTER BAY

CUMMINS JONATHAN P & MARIA C
96360 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-6205-0020-0000

BUILDING CHARACTERISTICS

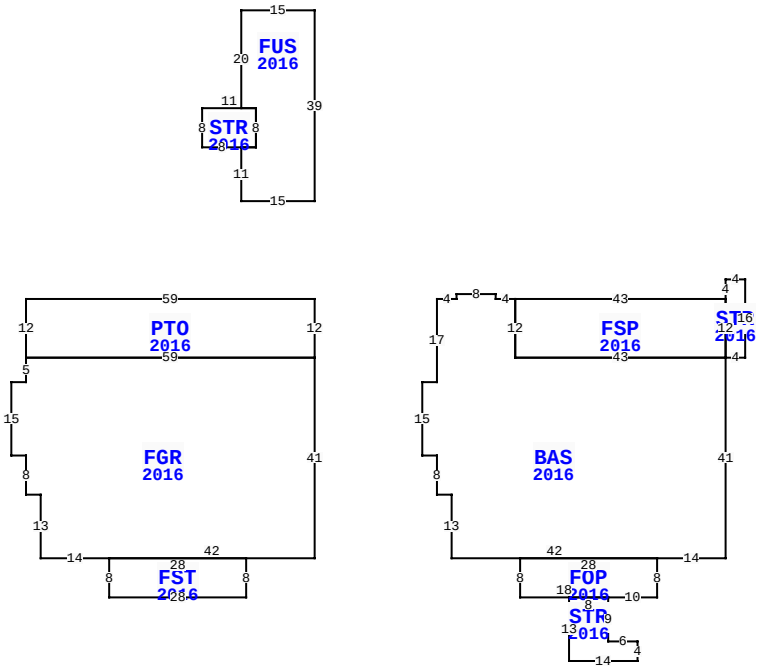
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	04	REIN CONC 100
Stories	2.5	2.5 100
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
BAS	2,625	100	2016	2,625	706,680
FGR	2,425	55	2016	1,334	359,128
FOP	224	30	2016	67	18,037
FSP	516	40	2016	206	55,457
FST	224	55	2016	123	33,113
FUS	561	100	2016	561	151,028
PTO	708	5	2016	35	9,423
STR	64	10	2016	6	1,615
STR	88	10	2016	9	2,423
STR	128	10	2016	13	3,500
TOTALS	7,563			4,979	1,340,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	4,979	177.0241	279.70	1,392,626	2016	2016	0	0	0	3.75	96.25

1 SFR CUST – 100% - 2017 Heated Area: 3186 HX Base Yr 2017



96360 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		1,340,403
TOTAL MARKET OB/XF VALUE		39,360
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		1,604,763
SOH/AGL Deduction		989,815
ASSESSED VALUE		614,948
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		564,226
TOTAL JUST VALUE		1,604,763
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,531,714

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631971	CO ISSUED	0	12/19/2016
B1631971	NEW CONSTR	491,116	03/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2016/0573	11/24/2015	WD	Q	V	01	249,900

GRANTOR: OB ISLAND HOMES LLC
GRANTEE: CUMMINS JONATHAN P

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2016] W59 S12 FGR=[YR=2016] S5 W3 S15 E3 S8 E3 S13 E14 FST=[YR=2016] S8 E28 N8 W28$ E42 N41 W59$ E59 N12$ PTR= E25 BAS=[YR=2016] E4 N1 E8 S1 E4 FSP=[YR=2016] E43 STR=[YR=2016] N4 E4 S16 W4 N12$ S12 W43 N12$ S12 E43 S41 W14 FOP=[YR=2016] S8 W10 STR=[YR=2016] S9 E6 S4 W14 N13E8$ W18 N8 E28$ W42 N13 W3 N8 W3 N15 E3 N17$ W25$ PTR= N20 FUS=[YR=2016] W15 N11 STR=[YR=2016] W8 N8 E11 S8 W3$ E3 N8 W3 N20 E15 S39$ S20$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	97	3,395	
2	0855	CONC PAVER	0	100	32	10	320.00	SF	10.00	10.00	100	2016	2016	3	95	3,040	
3	0855	CONC PAVER	0	100	0	0	2,450.00	SF	10.00	10.00	100	2016	2016	3	95	23,275	
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2016	2016	3	70	3,500	
5	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	89	534	
6	0462	ST/AL FNC	0	100	180	0	720.00	SF	10.00	10.00	100	2016	2016	3	78	5,616	

LAND DESCRIPTION

TOTAL OB/XF 39,360

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS