LOT 22
WATERWAY OAKS AT OYSTER BAY
HARBOUR REPLAT PB 7/289

SKURA GARY M REVOCABLE TRUST/SKURA GARY M TRUSTEE
96392 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-6205-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

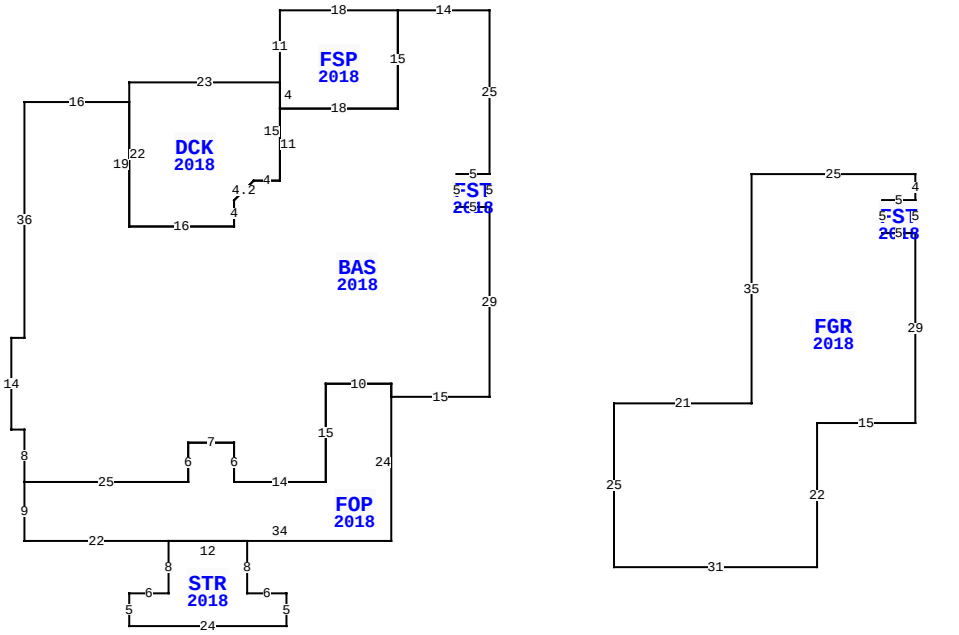
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	04	REIN CONC 100
Stories	1.5	1.5 100
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	3,520	100	2018	3,520	950,323
DCK	462	10	2018	46	12,419
FGR	1,670	55	2018	918	247,840
FOP	696	30	2018	209	56,425
FSP	270	40	2018	108	29,158
FST	25	55	2018	14	3,780
FST	25	55	2018	14	3,780
STR	216	10	2018	22	5,939
TOTALS	6,884			4,851	1,309,665

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	4,851	175.6154	277.47	1,346,007	2018	2018	0	0	0	2.70	97.30

1 SFR CUST – 100% - 2020 Heated Area: 3520 HX Base Yr 2020



96392 SOAP CREEK DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		1,309,665
TOTAL MARKET OB/XF VALUE		34,026
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		1,568,691
SOH/AGL Deduction		888,856
ASSESSED VALUE		679,835
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		629,113
TOTAL JUST VALUE		1,568,691
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,496,263

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1704433	CO ISSUED	0	06/20/2018
B1704433	NEW CONSTR	502,188	05/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2743/410	10/15/2024	QC	U	I	11	100
GRANTOR: SKURA GARY						
GRANTEE: SKURA GARY M REVOCA						
2183/1196	3/08/2018	QC	U	V	11	100
GRANTOR: SKURA GARY & LINDA (H						
GRANTEE: SKURA GARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W14 FSP=[YR=2018] W18 S11 DCK=[YR=2018] W23 S22 E16 N4 U3 R3 E4 N15$ S4 E18 N15$ S15 W18 S11 W4 D3 L3 S4 W16 N19 W16 S36 W2 S14 E2 S8 FOP=[YR=2018] S9 E22 STR=[YR=2018] S8 W6 S5 E24 N5 W6 N8 W12$ E34 N24 W10 S15 W14 N6 W7 S6 W25$ E25 N6 E7 S6 E14 N15 E10 S2 E15 N29 FST=[YR=2018] N5 W5 S5 E5$ W5 N5 E5 N25$ PTR= S25 E40 FGR=[YR=2018] E25 S4 FST=[YR=2018] S5 W5 N5 E5$ W5 S5 E5 S29 W15 S22 W31 N25 E21 N35$ W40 N25$.

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	2.00	UT	3,500.00	3,500.00	100	2018	2018	3	98	6,860	
2	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2018	2018	3	100	10,200	
3	0855	CONC PAVER	0	100	0	0	335.00	SF	10.00	10.00	100	2018	2018	3	97	3,250	
4	0855	CONC PAVER	0	100	0	0	1,403.00	SF	10.00	10.00	100	2018	2018	3	97	13,609	
5	1134	LANDSCP BL	0	100	36	1	36.00	SF	3.00	3.00	100	2018	2018	3	99	107	

LAND DESCRIPTION

TOTAL OB/XF 34,026

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 03/04/2024 BY NWA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS