

LOT 26
WATERWAY OAKS AT OYSTER BAY
HARBOR REPLAT PB 7/289

JONES WALTER C IV & PHILLIS F
96458 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-6205-0026-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 66
Exterior Wall	17	CB STUCCO 34
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 66
Frame	03	MASONRY 34
Stories	3.	3. 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	186	100	2024	186	51,642
FGR	2,210	55	2024	1,216	337,619
FOP	197	30	2024	59	16,381
FOP	528	30	2024	158	43,868
FSP	528	40	2024	211	58,583
FST	42	55	2024	23	6,386
FUS	633	100	2024	633	175,751
FUS	2,437	100	2024	2,437	676,626
STR	64	10	2024	6	1,666
STR	77	10	2024	8	2,221
TOTALS	7,313			4,979	1,382,405

** This building has 13 Sub-Areas

96458 SOAP CREEK DR, FERNANDINA BEACH

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0501	FP-AVERAGE	0	100	0	0	2.00	UT	5,000.00
2	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00
3	0855	CONC PAVER	0	100	0	0	371.00	SF	10.00
4	0812	CONCRETE C	0	100	0	0	1,603.00	SF	4.00

BLD DATE	
XF DATE	
INC DATE	

LGL DATE	
LAND DATE	
AG DATE	

05/08/2025 MLU

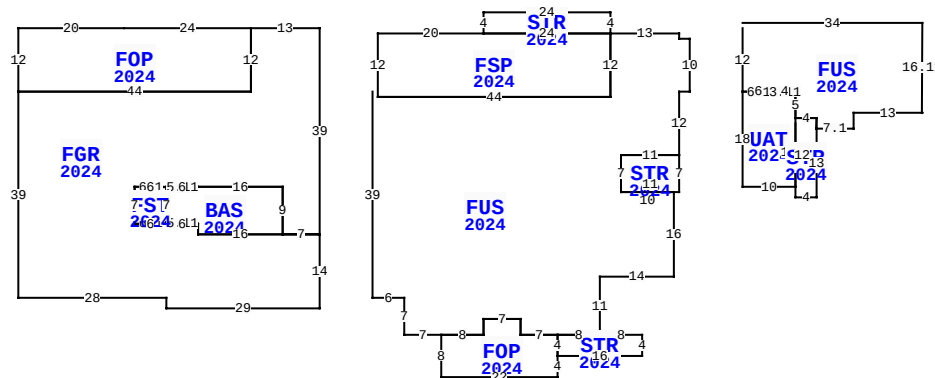
LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000		

REVIEW DATE 11/14/2023 BY DJ Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

1 SFR CUST - 100% - 2024 Heated Area: 3256 HX Base Yr 2024



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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		1,382,405
TOTAL MARKET OB/XF VALUE		30,322
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		1,637,727
SOH/AGL Deduction		549,635
ASSESSED VALUE		1,088,092
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,037,370
TOTAL JUST VALUE		1,637,727
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,557,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011593	NEW CONSTR	594,556	07/28/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2472/0264	6/21/2021	SW	Q	V	02
					259,000

GRANTOR: OB ISLAND HOMES LLC
GRANTEE: JONES WALTER C IV &

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BUILDING NOTES					
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BUILDING DIMENSIONS
FUS=[YR=2024;ORIG=70,12] S39 E6 S7 E7 E8 N3 E7 S3 E7 E8 N11 E14 N16 W10 N7 E11 N12 E2 N10 W2 N1 W13 S12 W44 \$
FGR=[YR=2024;ORIG=60,0] W13 S12 W44 S39 E28 S2 E29 N14 W7 W16 N2 U0.1L5.11 D0.1L6.1 N7 D0.1R6.1 U0.1R5.11 E16 S9 E7 N39 \$
FUS=[YR=2024;ORIG=140,0] S12 D0.1R6.1 U0.1R3.11 S5 E4 D2L0.1 E7.1 N3 E13 U0.1L0.1 U16.1R0.1 W34 \$
FOP=[YR=2024;ORIG=3,0] E20 E24 S12 W44 N12 \$
FSP=[YR=2024;ORIG=71,1] E20 E24 S12 W44 N12 \$
FOP=[YR=2024;ORIG=83,58] E8 N3 E7 S3 E7 S4 S4 W22 N8 \$
BAS=[YR=2024;ORIG=31,30] E6 E16 S9 W16 N2 W6 N7 \$
UAT=[YR=2024;ORIG=140,12] E6 E4 S5 S13 W10 N18 \$
STR=[YR=2024;ORIG=150,17] E4 S2 S13 W4 N2 N12 \$