LOT 30
IN OR 1945/251
WATERWAY OAKS AT OYSTER BAY

WARREN C LEE & JEANE
96550 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-6205-0030-0000

BUILDING CHARACTERISTICS

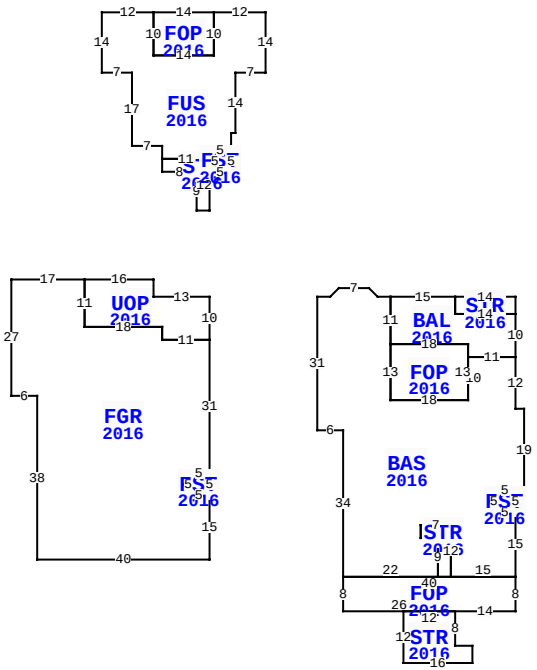
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	04	REIN CONC 100
Stories	2.5	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
BAL	296	15	2016	44	12,599
BAS	2,183	100	2016	2,183	625,089
FGR	2,385	55	2016	1,312	375,683
FOP	140	30	2016	42	12,026
FOP	234	30	2016	70	20,044
FOP	320	30	2016	96	27,489
FST	25	55	2016	14	4,009
FST	25	55	2016	14	4,009
FST	25	55	2016	14	4,009
FUS	835	100	2016	835	239,098
TOTALS	7,092			4,717	1,350,684

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	4,717	188.2936	297.50	1,403,308	2016	2016	0	0	0	3.75	96.25

1 SFR CUST - 100% - 2018 Heated Area: 3018 HX Base Yr 2018



** This building has 15 Sub-Areas

96550 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		1,350,684
TOTAL MARKET OB/XF VALUE		21,702
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		1,597,386
SOH/AGL Deduction		898,909
ASSESSED VALUE		698,477
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		647,755
TOTAL JUST VALUE		1,597,386
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,523,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531108	CO ISSUED	0	10/28/2016
B1531108	NEW CONSTR	473,214	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1945/0251	10/30/2014	WD	Q	V	01	161,000
GRANTOR: CURRY MICHAEL B & JUD						
GRANTEE: WARREN C LEE & JEAN						
1529/0583	10/08/2007	TD	Q	I	01	100
GRANTOR: CURRY MICHAEL B & JUD						
GRANTEE: CURRY MICHAEL B & J						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2016] W13 N4 W16 FGR=[YR=2016] W17 S27 E6 S38 E40 N15 FST=[YR=2016] N5 W5 S5 E5$ W5 N5 E5 N31 W11 N3 W18 N11$ S11 E18 S3 E11 N10$ PTR= E25 BAS=[YR=2016] E3 R2 U2 E7 D2 R2 E3 BAL=[YR=2016] E15 STR=[YR=2016] E14 S4 W14 N4$ S4 E14 S10 W11 N3 W18 N11$ S11 FOP=[YR=2016] E18 S13 W18 N13$ S13 E18 N10 E11 S12 E2 S19 W2 FST=[YR=2016] S5 W5 N5 E5$ W5 S5 E5 S15 FOP=[YR=2016] S8 W14 STR=[YR=2016] S8 E4 S4 W16 N12 E12$ W26 N8 E40$ W15 STR=[YR=2016] W3 N9 W4 N3 E7 S12$ N12 W7 S3 E4 S9 W22 N34 W6 N31$ W25 PTR= N20 STR=[YR=2016] W3 N9 W8 N3 FUS=[YR=2016] N3 W7 N17 W7 N14 E12 FOP=[YR=2016] E14 S10 W14 N10$ S10 E14 N10 E12 S14 W7 S14 W1 S4 FST=[YR=2016] S5 W5 N5 E5$ W5 S2 W11$ E11 S12$ 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	0855	CONC PAVER	0	100	0	0	170.00	SF	10.00	10.00	100	2016	2016	3	95	1,615	
2	0855	CONC PAVER	0	100	0	0	271.00	SF	10.00	10.00	100	2016	2016	3	95	2,575	
3	0812	CONCRETE C	0	100	0	0	1,817.00	SF	4.00	4.00	100	2016	2016	3	95	6,905	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	97	3,395	
5	0911	SCRN RM A	0	100	0	0	303.00	SF	17.50	17.50	100	2016	2016	3	70	3,712	
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2016	2016	3	70	3,500	

LAND DESCRIPTION

TOTAL OB/XF 21,702

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