

LOT 37
 WATERWAY OAKS AT OYSTER BAY
 HARBOUR REPLAT PB 7/289

HARRIS WILLIAM HENRY III & BRIANNA JOHNSON
 86343 EASTPORT DRIVE
 FERNANDINA BEACH, FL 32034

2025

46-3N-28-6205-0037-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS											NASSAU COUNTY PROPERTY																
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY															
																	VALUATION BY STANDARD Tax Group: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 225,000 TOTAL MARKET VALUE 225,000 SOH/AGL Deduction 0 ASSESSED VALUE 225,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 225,000 TOTAL JUST VALUE 225,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 212,500																
DOR CODE 0000 VACANT																	PERMIT NUM				DESCRIPTION			AMT		ISSUED							
MAP NUM																	B240005703				H3130 G1234 P336			608,542		05/10/2024							
NEIGHBORHOOD/LOC 4079.00																	SALES DATA																
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE												OFF RECORD Number		DATE		TYPE INST		Q / V / I /		RSN CD		SALE PRICE	
																						2439/0085		3/02/2021		SW Q		V /		01		178,000	
																	GRANTOR: OB ISLAND HOMES LLC																
																	GRANTEE: HARRIS WILLIAM HENR																
																	BUILDING NOTES																
																	BUILDING DIMENSIONS																
TOTALS																	BLD DATE		LGL DATE		05/08/2025		MLU										
EXTRA FEATURES						96668 SOAP CREEK DR, FERNANDINA BEACH											XF DATE		LAND DATE														
																	INC DATE		AG DATE														
L N	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															
LAND DESCRIPTION																	TOTAL OB/XF 0																
L N	USE CODE	CLS	LAND USE DESCRIPTION			CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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			0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000														
REVIEW DATE 07/08/2025 BY TW Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS																																	