

LOT 43
IN OR 1453/1782
WATERWAY OAKS AT OYSTER BAY

PERTUZ ALVARO & MARCIA
96776 SOAP CREEK DRIVE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-6205-0043-0000

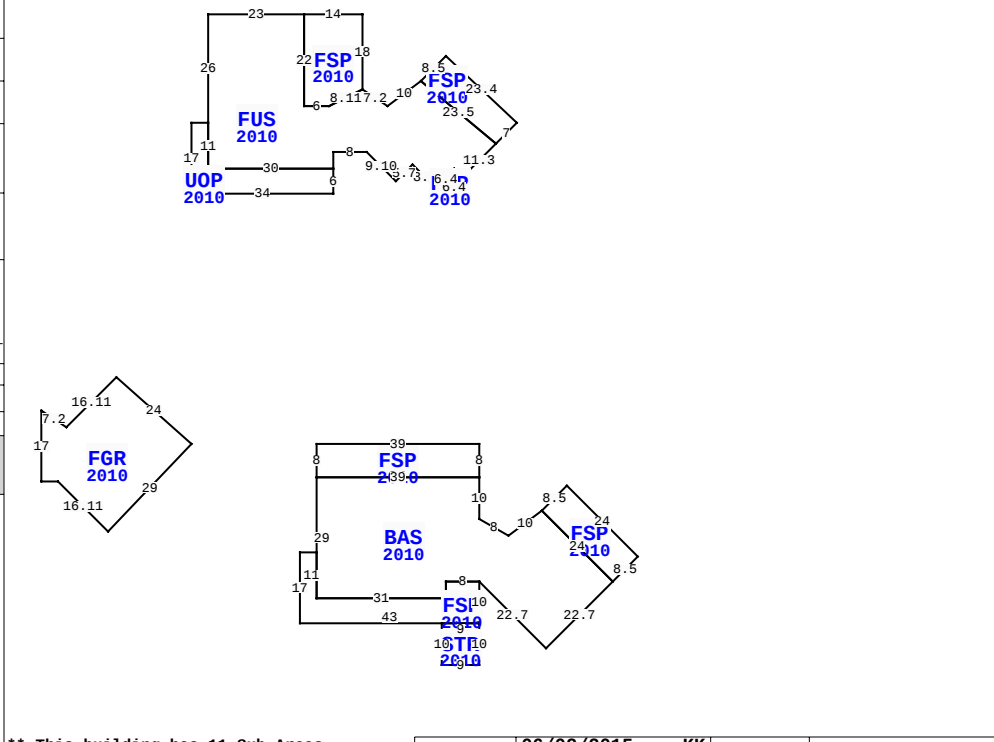


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	17	CB STUCCO 10
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	04	REIN CONC 100
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	1,703	100	2010	1,703	466,758
FGR	726	55	2010	399	109,358
FOP	18	30	2010	5	1,370
FSP	182	40	2010	73	20,008
FSP	204	40	2010	82	22,475
FSP	292	40	2010	117	32,067
FSP	312	40	2010	125	34,260
FSP	334	40	2010	134	36,727
FUS	1,543	100	2010	1,543	422,904
STR	90	10	2010	9	2,467
TOTALS	5,652			4,240	1,162,097

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0500	12	4,240	185.6254	293.29	1,243,550	2010	2010	0	0	6.55
1 SFR CUST - 100% - 2011					Heated Area: 3246		HX Base Yr 2011			



** This building has 11 Sub-Areas

BLD DATE	06/02/2015	KK	LGL DATE	
XF DATE			LAND DATE	05/08/2025
INC DATE			AG DATE	MLU

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2010	2010	3	93	3,255	
2	0810	CONCRETE A	0 100	0	0	1,012.00	SF	6.50	6.50	100	2010	2010	3	90	5,920	

LAND DESCRIPTION															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000116	C	RES MARSH	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					1,162,097				
TOTAL MARKET OB/XF VALUE					9,175				
TOTAL LAND VALUE - MARKET					225,000				
TOTAL MARKET VALUE					1,396,272				
SOH/AGL Deduction					913,204				
ASSESSED VALUE					483,068				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					432,346				
TOTAL JUST VALUE					1,396,272				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,330,937				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22462	CO ISSUED	0	04/01/2010
M14811	MECH OTHER	0	09/01/2009
R12109	REPAIR/RRF	8,500	09/01/2009
P13816	OTHER	0	06/01/2009
B22462	NEW CONSTR	400,000	05/01/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1453/1782	10/20/2006	WD	Q	V		249,500	
GRANTOR:OB ISLAND HOMES LLC							
GRANTEE:PERTUZ ALVARO & MAR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2010] U16 L18 D12 L12 U4 L6 S17 E4 D12 R12									
U21 R20 \$ PTR=E30 FSP=[YR=2010] E39 S8 BAS=[YR=2010] S10									
D4 R7 R8 U6 FSP=[YR=2010] U6 R6 R17 D17 D6 L6 L17									
U17 \$ D17 R17 D16 L16 L16 U16 FSP=[YR=2010] S10									
STR=[YR=2010] S10 W9 N10 E9 \$ W43 N17 E4 S11 E31 N4 E8 \$ W8									
S4 W31 N29 E39 \$ W39 N8 \$W30 PTR= N60 UOP=[YR=2010] N17 E4									
FUS=[YR=2010] N26 E23 FSP=[YR=2010] E14 S18 D4 L8 W6 N22									
\$ S22 E6 R8 U4 R6 D4 U6 R8 FSP=[YR=2010] U6 R6 R17									
D16 D5 L5 L18 U15 \$ D15 R18 D8 L8 FOP=[YR=2010] D5									
L4 U2 L2 U5 R4 D2 R2 \$ U2 L2 L4 D5 U6 L6 D4 L4									
L7 U7 W8 S4 W30 N11 \$ S11 E30 S6 W34 \$ S60 \$.									