

LOT 45
WATERWAY OAKS AT OYSTER BAY
HARBOR PB 7/93

NIXON MICHAEL W & MARILYN L/E/
96713 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-6205-0045-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

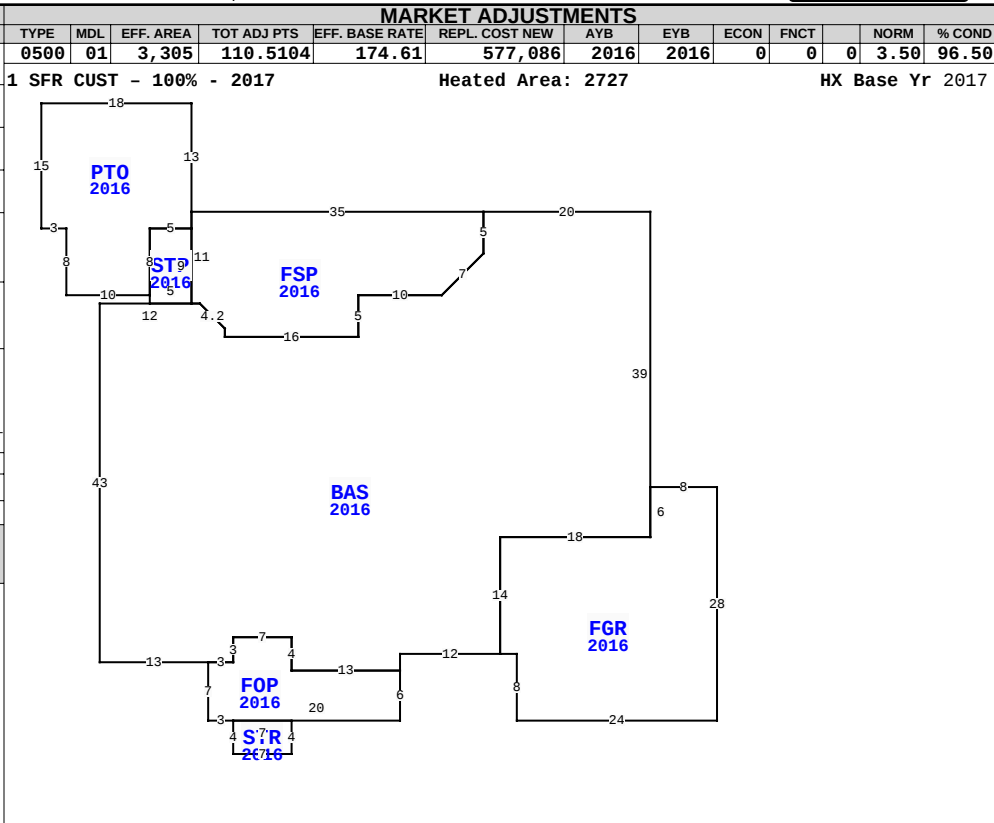
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4079.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,727	100	2016	2,727	459,495
FGR	604	55	2016	332	55,942
FOP	169	30	2016	51	8,593
FSP	426	40	2016	170	28,645
PTO	350	5	2016	18	3,033
STP	45	10	2016	4	674
STR	28	10	2016	3	506

TOTALS	4,349			3,305	556,888
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0855	CONC PAVER	0	100	76	3	228.00	SF	10.00
3	0855	CONC PAVER	0	100	0	0	1,099.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00



BLD DATE		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	2016	2016	3	97	3,395	
2	0855	CONC PAVER	0	100	76	3	228.00	SF	10.00	10.00	100	2016	2016	3	95	2,166	
3	0855	CONC PAVER	0	100	0	0	1,099.00	SF	10.00	10.00	100	2016	2016	3	95	10,441	

TOTAL OB/XF										16,002							
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	ADJ UNIT PRICE	LAND VALUE
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	142,500.00	142,500.00	142,500

NASSAU COUNTY PROPERTY										PAGE 1 of 1							
VALUATION SUMMARY										4							
VALUATION BY										STANDARD							
Tax Group: 4										Tax Dist:							
BUILDING MARKET VALUE										556,888							
TOTAL MARKET OB/XF VALUE										16,002							
TOTAL LAND VALUE - MARKET										142,500							
TOTAL MARKET VALUE										715,390							
SOH/AGL Deduction										335,029							
ASSESSED VALUE										380,361							
TOTAL EXEMPTION VALUE										50,722							
BASE TAXABLE VALUE										329,639							
TOTAL JUST VALUE										715,390							
NCON VALUE										0							
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE										687,568							

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531561	CO ISSUED	0	07/13/2016
B1531561	NEW CONSTR	351,175	12/01/2015

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2460/1969	5/04/2021	LE	U	I	11	100			
GRANTOR: NIXON MICHAEL W & MAR									
GRANTEE: NIXON MICHAEL D									
1992/0515	7/09/2015	WD	Q	V	02	78,500			
GRANTOR: DESLONDE JAMES C & AN									
GRANTEE: NIXON MICHAEL W & M									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W20 FSP=[YR=2016] W35 PTO=[YR=2016] N13 W18 S15 E3 S8 E10 STP=[YR=2016] S1 E5 N9 W5 S8\$ N8 E5 N2\$ S11 E1 R3 D3 S1 E16 N5 E10 R5 U5 N5\$ S5 D5 L5 W10 S5 W16 N1 L3 U3 W12 S43 E13 FOP=[YR=2016] S7 E3 STR=[YR=2016] S4 E7 N4 W7\$ E20 N6 W13 N4 W7 S3 W3 \$ E3 N3 E7 S4 E13 N2 E12 FGR=[YR=2016] E2 S8 E24 N28 W8 S6 W18 S14\$ N14 E18 N39\$.									