

LOT 47
IN OR 1910/587
WATERWAY OAKS AT OYSTER BAY

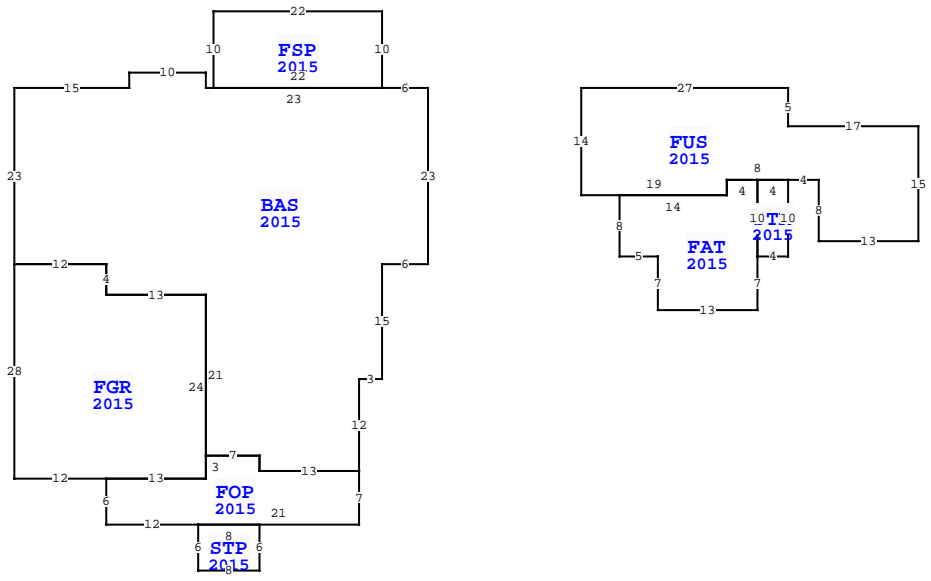
WHITTAKER JAMES & REBELEA
96675 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-6205-0047-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories		2.	100
Units		0	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4079.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,885	100	2015
FAT	243	20	2015
FGR	648	55	2015
FOP	232	30	2015
FSP	220	40	2015
FUS	585	100	2015
STP	48	10	2015
STR	40	10	2015
TOTALS	3,901		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	CUST - 100%	- 2018		542,328	2015	2015	0	0	4.00	96.00
Heated Area: 2519						HX Base Yr 2018					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			520,635
TOTAL MARKET OB/XF VALUE			14,597
TOTAL LAND VALUE - MARKET			142,500
TOTAL MARKET VALUE			677,732
SOH/AGL Deduction			286,990
ASSESSED VALUE			390,742
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			340,020
TOTAL JUST VALUE			677,732
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			651,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428696	CO ISSUED	0	03/13/2015
B1428696	NEW CONSTR	336,089	04/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1910/0587	3/21/2014	WD Q	Q	V	01	115,000

GRANTOR: OB ISLAND HOMES LLC
GRANTEE: WHITTAKER JAMES & R

BUILDING NOTES	
BUILDING DIMENSIONS BAS=[YR=2015] W6 FSP=[YR=2015] N10 W22 S10 E22\$ W23 N2 W10 S2 W15 S23 FGR=[YR=2015] S28 E12 FOP=[YR=2015] S6 E12 STP=[YR=2015] S6 E8 N6 W8\$ E21 N7 W13 N2 W7 S3 W13\$ E13 N24 W13 N4 W12\$ E12 S4 E13 S21 E7 S2 E13 N12 E3 N15 E6 N23\$ PTR =E20 FUS=[YR=2015] E27 S5 E17 S15 W13 N8 W4 STR=[YR=2015] S10 W4 FAT=[YR=2015] S7 W13 N7 W5 N8 E14 N2 E4 S10\$ N10 E4\$ W8 S2 W19 N14\$ W20\$.	

EXTRA FEATURES																
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	0825	BRICK	0	100	0	87.00	UT	12.50	12.50	100	2015	2015	3	98	1,066	
2	0825	BRICK	0	100	0	179.00	SF	12.50	12.50	100	2015	2015	3	98	2,193	
3	0812	CONCRETE C	0	100	0	1,152.00	SF	4.00	4.00	100	2015	2015	3	95	4,378	
4	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	96	1,920	
5	0462	ST/AL FNC	0	100	168	672.00	SF	10.00	10.00	100	2015	2015	3	75	5,040	
TOTALS															14,597	

LAND DESCRIPTION		TOTAL OB/XF																						
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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							