

LOT 77
WATERWAY OAKS AT OYSTER BAY
HARBOR PB 7/93

QUIGLEY FRANK J & JULIA S L/E/
96585 SOAP CREEK DRIVE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-6205-0077-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
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
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NEIGHBORHOOD/LOC	4079.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,215	100	2007	2,215	400,382
FGR	483	55	2007	266	48,082
FOP	331	30	2007	99	17,895
FSP	255	40	2014	102	18,438
USP	312	30	2019	94	16,991

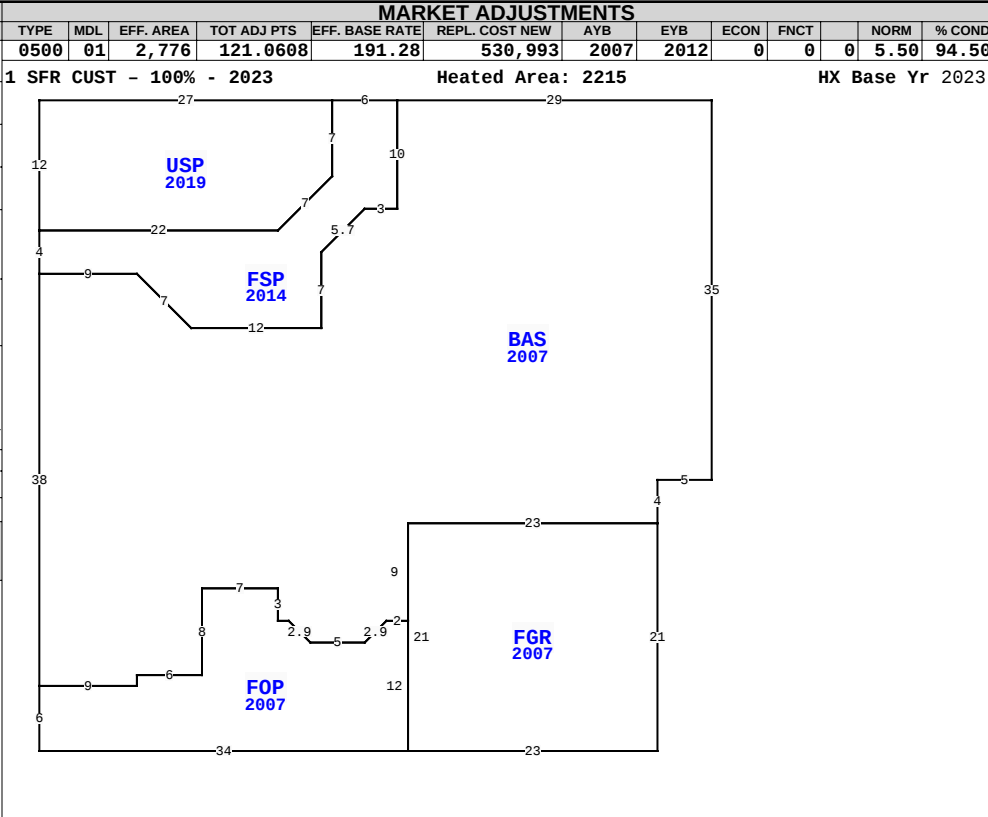
TOTALS	3,596			2,776	501,788
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EXTRA FEATURES

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	0855	CONC PAVER	0	100	0	0	1,101.00	SF	10.00	10.00	100	2023	2022	3	100	11,010	
2	1126	CB/STC 8"	0	100	0	0	100.00	SF	8.00	8.00	100	2007	2007	3	87	696	
3	0462	ST/AL FNC	0	100	130	0	520.00	SF	10.00	10.00	100	2021	2021	3	93	4,836	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	96	576	
5	0855	CONC PAVER	1	100	0	0	540.00	SF	10.00	10.00	100	2023	2022		100	5,400	

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	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							



96585 SOAP CREEK DR, FERNANDINA BEACH	BLD DATE		LGL DATE	05/08/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF																	22,518
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NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		501,788
TOTAL MARKET OB/XF VALUE		22,518
TOTAL LAND VALUE - MARKET		142,500
TOTAL MARKET VALUE		666,806
SOH/AGL Deduction		124,198
ASSESSED VALUE		542,608
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		491,886
TOTAL JUST VALUE		666,806
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		641,531

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428952	PTOENCLOSURE	6,627	06/01/2014
B22735	REMODEL	13,000	08/01/2009
M12086	MECH OTHER	0	09/01/2006
E17662	ELEC OTHER	13,370	07/01/2006
P11364	OTHER	0	07/01/2006
C17957	CO ISSUED	0	06/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2628/0738	3/31/2023	LE	U	I	11	100
GRANTOR: QUIGLEY FRANK J & JUL						
GRANTEE: QUIGLEY PATRICK & M						
2603/0620	11/15/2022	WD	Q	I	01	819,000
GRANTOR: DAUGHTREY WILLIAM T &						
GRANTEE: QUIGLEY FRANK J & J						

BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2007] W29 FSP=[YR=2014] W6 USP=[YR=2019] W27 S12 E22 U5 R5 N7\$ S7 L5 D5 W22 S4 E9 D5 R5 E12 N7 R4 U4 E3 N10\$ S10 W3 D4 L4 S7 W12 L5 U5 W9 S38 FOP=[YR=2007] S6 E34 FGR=[YR=2007] E23 N21 W23 S21\$ N12 W2 D2 L2 W5 U2 L2 W1N3 W7 S8 W6 S1 W9\$ E9 N1 E6 N8E7 S3 E1 R2 D2 E5 R2 U2 E2N9 E23 N4 E5 N35\$.						