LOT 78
IN OR 2169/1621
WATERWAY OAKS AT OYSTER BAY

MCGAULEY JAMES C & MARGARET B
96565 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-6205-0078-0000

BUILDING CHARACTERISTICS

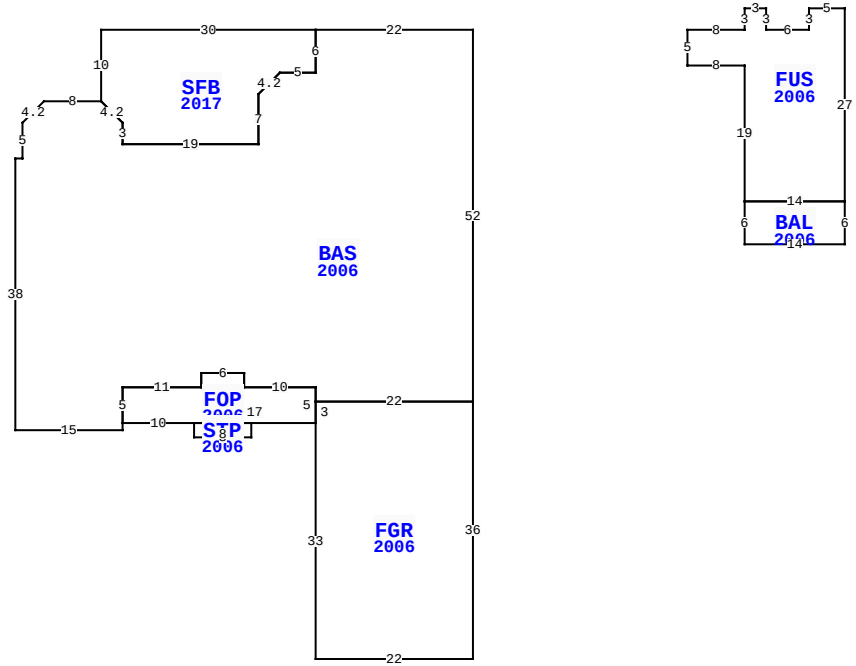
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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
BAL	84	15	2006	13	2,233
BAS	2,799	100	2006	2,799	480,765
FGR	792	55	2006	436	74,888
FOP	147	30	2006	44	7,557
FUS	400	100	2006	400	68,705
SFB	391	80	2017	313	53,762
STP	16	10	2006	2	344
TOTALS	4,629			4,007	688,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,007	115.0380	181.76	728,312	2006	2012	0	0	0	5.50	94.50

1 SFR CUST – 100% - 2019 Heated Area: 3512 HX Base Yr 2019



96565 SOAP CREEK DR, FERNANDINA BEACH

BLD DATE	06/05/2007	RK	LGL DATE	05/08/2025	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		688,255
TOTAL MARKET OB/XF VALUE		17,305
TOTAL LAND VALUE - MARKET		142,500
TOTAL MARKET VALUE		848,060
SOH/AGL Deduction		306,366
ASSESSED VALUE		541,694
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		490,972
TOTAL JUST VALUE		848,060
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		814,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21883	ADDITION	15,500	09/01/2008
C0515620	CO ISSUED	0	12/01/2005
B0515620	NEW CONSTR	0	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2169/1621	1/10/2018	WD	Q	I	02	625,000
GRANTOR: CALVERT FRANK H L/E						
GRANTEE: MCGAULEY JAMES C &						
1713/0477	12/06/2010	QC	U	I	11	100
GRANTOR: CALVERT FRANK H						
GRANTEE: CALVERT FRANK H L/E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W22 SFB=[YR=2017] W30 S10 R3 D3 S3 E19 N7 R3 U3 E5 N6$ S6 W5 D3 L3 S7 W19 N3 U3 L3 W8 D3 L3 S5 W1 S38 E15 N1 FOP=[YR=2006] E10 STP=[YR=2006] S2 E8 N2 W8$ E17 FGR=[YR=2006] S33 E22 N36 W22 S3$ N5 W10 N2 W6 S2 W11 S5 $ N5 E11 N2 E6 S2 E10 S2 E22 N52$ PTR= E30 FUS=[YR=2006] E8 N3 E3 S3 E6 N3 E5 S27 BAL=[YR=2006] S6 W14 N6 E14 $ W14 N19 W8 N5 $ W30 $.

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	1,449.00	SF	10.00	10.00	100	2006	2006	3	86	12,461	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2006	2006	3	24	1,200	
3	1123	CB 8"	0	100	5	20	100.00	SF	6.15	6.15	100	2006	2006	3	86	529	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 17,305

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	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							

REVIEW DATE 01/14/2020 BY TWA Total Acres: 0.00 Total Land Value: 142,500 Market: 0 Agricultural: 0 Common: 142,500 PRINTED 07/30/2025 BY SYS