

LOT 79
IN OR 2044/1162
WATERWAY OAKS AT OYSTER BAY

SMITH CHARLES L & SUSAN M
96547 SOAP CREEK DRIVE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-6205-0079-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
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	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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		

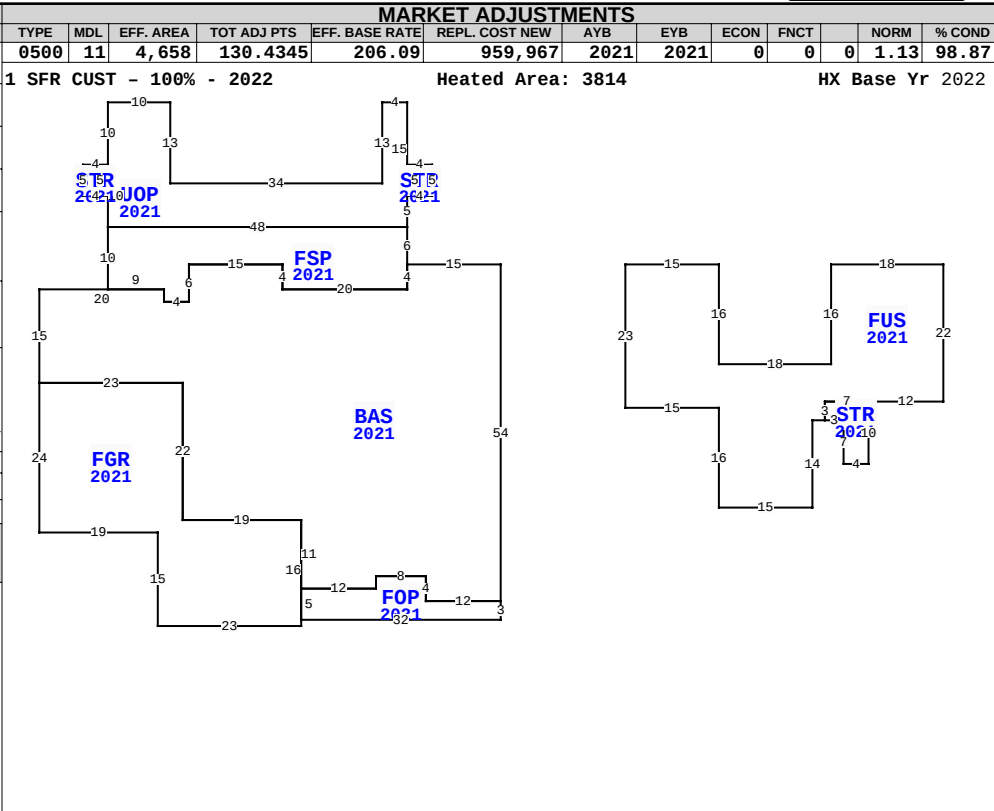
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,704	100	2021	2,704	550,970
FGR	935	55	2021	514	104,733
FOP	152	30	2021	46	9,373
FSP	428	40	2021	171	34,843
FUS	1,110	100	2021	1,110	226,175
STR	20	10	2021	2	407
STR	20	10	2021	2	407
STR	49	10	2021	5	1,018
UOP	518	20	2021	104	21,191

TOTALS	5,936			4,658	949,119
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00
3	0855	CONC PAVER	0	100	0	0	2,402.00	SF	10.00
4	0861	POOL GUNIT	0	100	34	13	442.00	SF	85.00
5	0911	SCRN RM A	0	100	48	20	960.00	SF	17.50

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

REVIEW DATE 01/31/2022 BY KW



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

TOTAL OB/XF									
81,805									

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81,805									

Total Acres: 0.00 Total Land Value: 142,500 Market: 0 Agricultural: 0 Common: 142,500

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE		949,119	
TOTAL MARKET OB/XF VALUE		81,805	
TOTAL LAND VALUE - MARKET		142,500	
TOTAL MARKET VALUE		1,173,424	
SOH/AGL Deduction		403,063	
ASSESSED VALUE		770,361	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		719,639	
TOTAL JUST VALUE		1,173,424	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,129,081	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C202792	CO ISSUED	0	04/27/2021
B2010931	SWIM POOL	30,000	11/01/2020
B2010503	SCRN ENCLSR	23,184	10/01/2020
B202792	NEW CONSTR	524,966	04/14/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2044/1162	5/06/2016	WD	Q	V	01
GRANTOR: FIGUEIREDO MARCO A &					
GRANTEE: SMITH CHARLES L & S					
1984/0664	6/05/2015	WD	Q	V	01
GRANTOR: SACKETT JAMES LESLIE					
GRANTEE: FIGUEIREDO MARCO A					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2021] W15 FSP=[YR=2021] N6 UOP=[YR=2021] N5 STR=[YR=2021] E4 N5 W4 S5\$ N15 W4 S13 W34 N13 W10 S10 STR=[YR=2021] W4 S5 E4 N5\$ S10 E48\$ W48 S10 E9 S2 E4 N6 E15 S4 E20 N4\$ S4 W20 N4 W15 S6 W4 N2 W20 S15 FGR=[YR=2021] S24 E19 S15 E23 N1 FOP=[YR=2021] E32 N3 W12 N4 W8 S2 W12 S5\$ N16 W19 N22 W23\$ E23 S22 E19 S11 E12 N2 E8 S4 E12 N54\$ PTR= E20 FUS=[YR=2021] E15 S16 E18 N16 E18 S22 W12 STR=[YR=2021] S10 W4 N7 W3 N3 E7\$ W7 S3 W2 S14 W15 N16 W15 N23\$ W20\$.					

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