

LOT 81
WATERWAY OAKS AT OYSTER BAY
HARBOR PB 7/93

NELSON HENRY K & MARGARET J LIVING TRUST/NELSON HE
96481 SOAP CREEK DRIVE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-6205-0081-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 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
NEIGHBORHOOD/LOC	4079.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,311	100	2020	2,311	536,896
FGR	691	55	2020	380	88,283
FOP	134	30	2020	40	9,292
FSP	190	40	2020	76	17,656
STP	8	10	2020	1	232
STP	16	10	2020	2	465

TOTALS	3,350			2,810	652,825
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	58	3	174.00	SF	10.00	10.00
2	0855	CONC PAVER	0 100	0	0	1,125.00	SF	10.00	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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,810	149.2762	235.86	662,767	2020	2020	0	0	1.50	98.50
1 SFR CUST - 100% - 2021											
Heated Area: 2311											
HX Base Yr 2021											
96481 SOAP CREEK DR, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/08/2025 MLU											

TOTAL OB/XF									
12,730									

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12,730									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
Tax Group: 4									
Tax Dist:									
BUILDING MARKET VALUE									
652,825									
TOTAL MARKET OB/XF VALUE									
12,730									
TOTAL LAND VALUE - MARKET									
142,500									
TOTAL MARKET VALUE									
808,055									
SOH/AGL Deduction									
403,562									
ASSESSED VALUE									
404,493									
TOTAL EXEMPTION VALUE									
55,722									
HX HB WR									
BASE TAXABLE VALUE									
348,771									
TOTAL JUST VALUE									
808,055									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
775,756									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1906723	CO ISSUED	0	02/24/2020
B1906723	NEW CONSTR	323,618	06/24/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q /	V /	RSN CD	SALE PRICE	
2774/954	3/07/2025	WD	Q	I	01	920,000	
GRANTOR: CRUMBLEY HENRY							
GRANTEE: NELSON HENRY K & MA							
2343/1763	3/02/2020	WD	Q	I	02	486,700	
GRANTOR: RIVERSIDE HOMES OF NO							
GRANTEE: CRUMBLEY HENRY & CA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] U3 L3 W13 D3 L3 W6 STP=[YR=2020] N2 W4 S2 E4\$ FSP=[YR=2020] W19 S10 E19 N10\$ S10 W19 S54 FOP=[YR=2020] S5 E14 STP=[YR=2020] S2 E8 FGR=[YR=2020] S9 E22 N30 W25 S3 E1 S11 E2 S7\$ N2 W8 \$ E8 N5 W2 N4 W6 S4 W14\$ E14 N4 E6 N7 W1 N3 E25 N50\$.									