

LOT 82
IN OR 2130/471
WATERWAY OAKS AT OYSTER BAY

BROWN RANDY L & MARY BETH
96449 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-6205-0082-0000



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4 100	
Bathrooms	3 100	
Frame	02	WOOD FRAME 100
Stories	1. 1. 100	
Units	0 100	
Occupancy	00	NONE 100

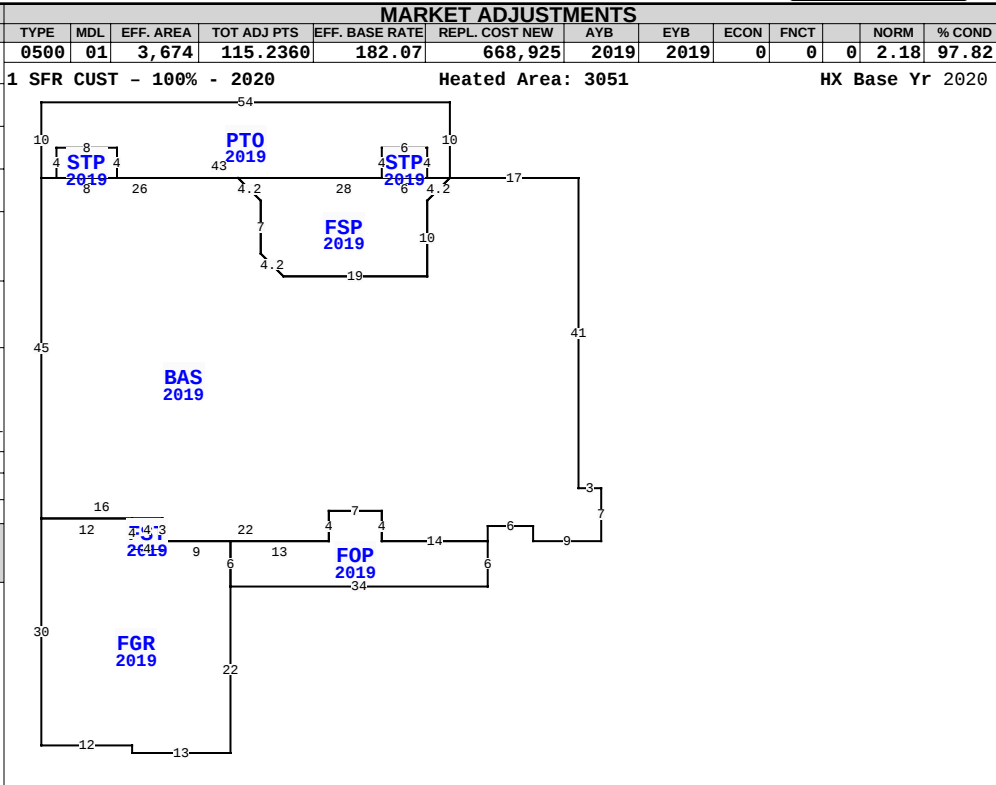
Quality 05 Quality Level 05
DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 04
NEIGHBORHOOD/LOC 4079.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,051	100	2019	3,051	543,386
FGR	720	55	2019	396	70,528
FOP	232	30	2019	70	12,467
FSP	291	40	2019	116	20,660
FST	16	55	2019	9	1,603
PTO	540	5	2019	27	4,809
STP	24	10	2019	2	356
STP	32	10	2019	3	534

TOTALS 4,906 3,674 654,342

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0855	CONC PAVER	0 100	0	0	1,676.00	SF	10.00	
3	0600	SUMMER KIT	0 100	0	0	1.50	UT	5,000.00	
4	0911	SCRN RM A	0 100	42	10	420.00	SF	17.50	



96449 SOAP CREEK DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/08/2025 MLU

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	
2	0855	CONC PAVER	0 100	0	0	1,676.00	SF	10.00	10.00	100	2019	2019	3	97	16,257	
3	0600	SUMMER KIT	0 100	0	0	1.50	UT	5,000.00	5,000.00	100	2019	2019	3	82	6,150	
4	0911	SCRN RM A	0 100	42	10	420.00	SF	17.50	17.50	100	2021	2021	3	90	6,615	

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
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		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE										654,342									
TOTAL MARKET OB/XF VALUE										32,452									
TOTAL LAND VALUE - MARKET										142,500									
TOTAL MARKET VALUE										829,294									
SOH/AGL Deduction										461,433									
ASSESSED VALUE										367,861									
TOTAL EXEMPTION VALUE										HX HB 50,722									
BASE TAXABLE VALUE										317,139									
TOTAL JUST VALUE										829,294									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										797,749									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2101204	SCRN ENCLSR	15,887	02/02/2021
C1808981	CO ISSUED	0	07/25/2019
B1808981	NEW CONSTR	416,756	12/01/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2130/0471	6/29/2017	WD	Q	V	02	119,900	
GRANTOR: OB ISLAND HOMES LLC							
GRANTEE: BROWN RANDY L & MAR							

GRANTOR: OB ISLAND HOMES LLC
GRANTEE: BROWN RANDY L & MAR

BUILDING NOTES									
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BUILDING DIMENSIONS

BAS=[YR=2019] W17 PTO=[YR=2019] N10 W54 S10 E2
STP=[YR=2019] N4 E8 S4 W8\$ E43 STP=[YR=2019] N4 E6 S4 W6\$
E9\$ FSP=[YR=2019] W28 D3 R3 S7 D3 R3 E19 N10 U3 R3 \$
D3 L3 S10 W19 U3 L3 N7 U3 L3 W26 S45 FGR=[YR=2019] S30
E12 S1 E13 N22 FOP=[YR=2019] E34 N6 W14 N4 W7 S4 W13 S6\$ N6
W9 FST=[YR=2019] N3 W4 S4 E4 N1\$ S1 W4 N4 W12\$ E16 S3 E22 N4
E7 S4 E14 N2 E6 S2 E9 N7 W3 N41\$.