LOT 85
IN OR 1456/426
WATERWAY OAKS AT OYSTER BAY

HART THOMAS E & LEIGH
96221 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-6205-0085-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

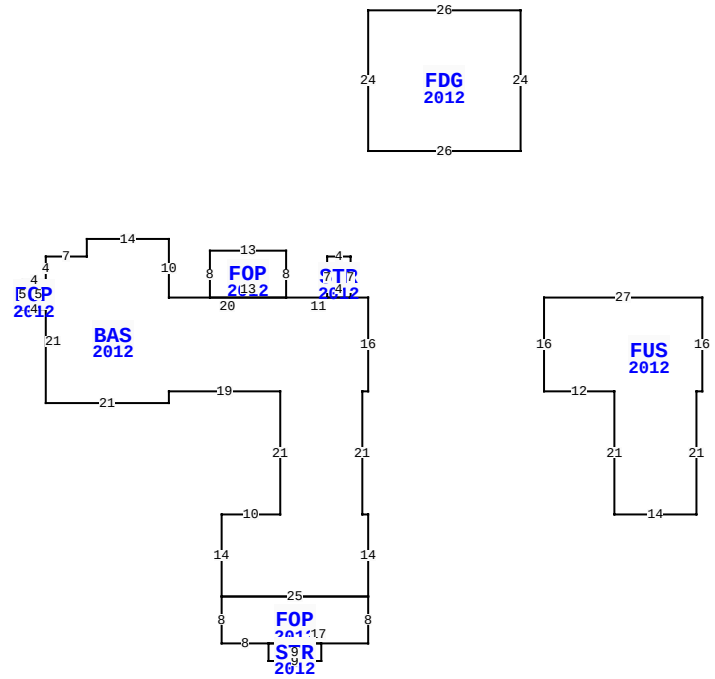
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	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
BAS	1,755	100	2012	1,755	293,550
FDG	624	60	2012	374	62,557
FOP	20	30	2012	6	1,004
FOP	104	30	2012	31	5,185
FOP	200	30	2012	60	10,036
FUS	726	100	2012	726	121,434
STR	27	10	2012	3	502
STR	28	10	2012	3	502
TOTALS	3,484			2,958	494,770

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,958	112.0245	177.00	523,566	2012	2012	0	0	0	5.50	94.50

1 SFR CUST – 100% - 2013 Heated Area: 2481 HX Base Yr 2013



96221 SOAP CREEK DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		494,770
TOTAL MARKET OB/XF VALUE		27,335
TOTAL LAND VALUE - MARKET		142,500
TOTAL MARKET VALUE		664,605
SOH/AGL Deduction		315,457
ASSESSED VALUE		349,148
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		298,426
TOTAL JUST VALUE		664,605
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		639,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25476	CO ISSUED	0	07/02/2012
E24882	NEW CONSTR	0	03/01/2012
G01712	GAS	900	03/01/2012
M16959	H/AC	0	03/01/2012
E24507	NEW CONSTR	0	01/01/2012
P15599	NEW CONSTR	0	01/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1756/0426	9/16/2011	WD	Q	V	02	110,000

GRANTOR: OB ISLAND HOMES LLC
GRANTEE: HART THOMAS E & LEI

BUILDING NOTES

EXTRA FEATURES

LN	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	2.00	UT	3,500.00	3,500.00	100	2012	2012	3	94	6,580	
2	0855	CONC PAVER	0	100	0	0	216.00	SF	10.00	10.00	100	2012	2012	3	92	1,987	
3	0855	CONC PAVER	0	100	0	0	2,040.00	SF	10.00	10.00	100	2012	2012	3	92	18,768	

BUILDING DIMENSIONS

BAS=[YR=2012] W3 STR=[YR=2012] N7 W4 S7 E4 $ W11
FOP=[YR=2012] N8 W13 S8 E13 $ W20 N10 W14 S3 W7 S4
FOP=[YR=2012] W4 S5 E4 N5 $ S21 E21 N2 E19 S21 W10 S14
FOP=[YR=2012] S8 E8 STR=[YR=2012] S3 E9 N3 W9 $ E17 N8 W25
$ E25 N14 W1 N21 E1 N16 $ PTR= E30 FUS=[YR=2012] E27 S16 W1
S21 W14 N21 W12 N16 $ W30 $ PTR= N25 FDG=[YR=2012] E26 N24
W26 S24$ S25$.

LAND DESCRIPTION

TOTAL OB/XF 27,335

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 142,500 Market: 0 Agricultural: 0 Common: 142,500 PRINTED 07/30/2025 BY SYS