LOTS 87 & 88
WATERWAY OAKS AT OYSTER BAY
HARBOUR PB 7/93

CAMERON JAMES A & LESLIE G L/E/
96175 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-6205-0087-0000

BUILDING CHARACTERISTICS

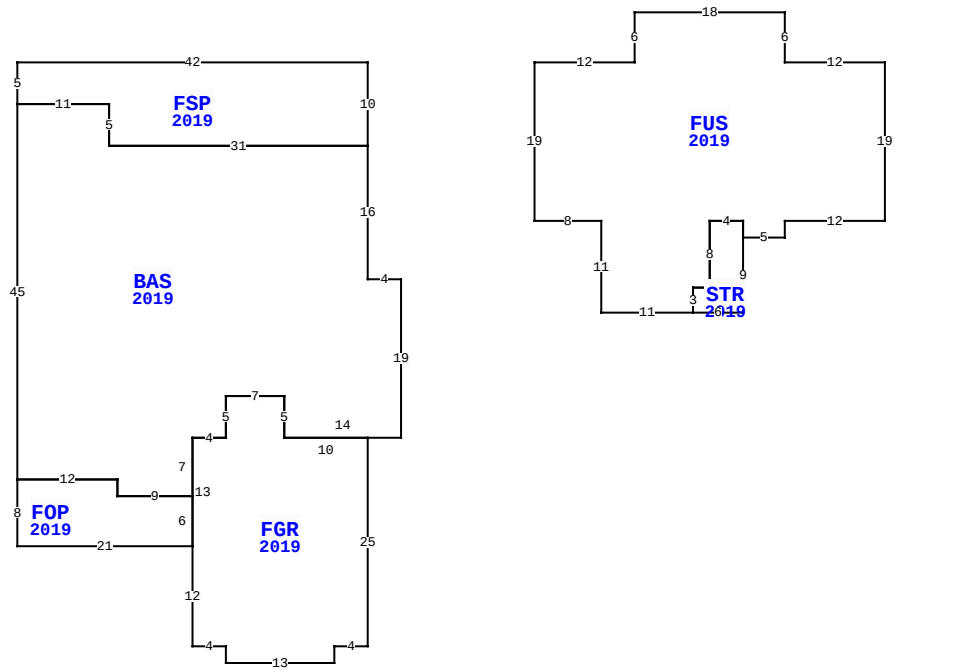
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	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	1,689	100	2019	1,689	362,063
FGR	586	55	2019	322	69,025
FOP	150	30	2019	45	9,646
FSP	365	40	2019	146	31,297
FUS	1,053	100	2019	1,053	225,726
STR	50	10	2019	5	1,072
TOTALS	3,893			3,260	698,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,260	138.4416	218.74	713,092	2019	2019	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2020 Heated Area: 2742 HX Base Yr 2020



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

96175 SOAP CREEK DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		788,747
TOTAL MARKET OB/XF VALUE		67,945
TOTAL LAND VALUE - MARKET		285,000
TOTAL MARKET VALUE		1,141,692
SOH/AGL Deduction		352,546
ASSESSED VALUE		789,146
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		738,424
TOTAL JUST VALUE		1,141,692
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,101,894

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006953	ADDITION	25,384	08/01/2022
B2113672	SWIM POOL	60,000	10/06/2021
B2111085	POOL HOUSE/ KITCH	125,482	08/20/2021
C1909592	CO ISSUED	0	06/14/2019
B1909592	NEW CONSTR	372,913	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2449/0102	3/31/2021	LE	U	I	11	100
GRANTOR: CAMERON JAMES A & LES						
GRANTEE: CAMERON CHASE G & B						
2366/1551	6/08/2020	WD	Q	V	03	120,000
GRANTOR: DODSON MICHAEL T & CY						
GRANTEE: CAMERON JAMES A & L						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2019] W42 S5 BAS=[YR=2019] S45 FOP=[YR=2019] S8 E21 FGR=[YR=2019] S12 E4 S2 E13 N2 E4 N25 W10 N5 W7 S5 W4 S13$ N6 W9 N2 W12$ E12 S2 E9 N7 E4 N5 E7 S5 E14 N19 W4 N16 W31 N5 W11$ E11 S5 E31 N10$ PTR= E20 FUS=[YR=2019] E12 N6 E18 S6 E12 S19 W12 S2 W5 STR=[YR=2019] S9 W6 N3 E2 N8 E4 S2$ N2 W4 S8 W2 S3 W11 N11 W8 N19$ W20$.

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	0855	CONC PAVER	0	100	59	4	236.00	SF	10.00	10.00	100	2019	2019	3	97	2,289	
2	0855	CONC PAVER	0	100	0	0	1,456.00	SF	10.00	10.00	100	2019	2019	3	97	14,123	
3	0462	ST/AL FNC	0	100	150	0	600.00	SF	10.00	10.00	100	2019	2019	3	87	5,220	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	94	564	
5	0861	POOL GUNIT	0	100	0	0	250.00	SF	85.00	85.00	100	2022	2022	3	95	20,188	
6	0911	SCRN RM A	0	100	42	21	882.00	SF	17.50	17.50	100	2022	2022	3	93	14,355	
7	0845	KOOL DECK	0	100	0	0	632.00	SF	7.25	7.25	100	2022	2022	3	99	4,536	
8	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2022	3	93	4,650	
9	0855	CONC PAVER	0	100	0	0	204.00	SF	10.00	10.00	100	2022	2022	3	99	2,020	

LAND DESCRIPTION

TOTAL OB/XF 67,945

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	000134	C	RES POND	100		PUD	0.00	0.00	2.00	LT		1.00	1.00	1.00	142,500.00	142,500.00	285,000							

REVIEW DATE 09/14/2022 BY DJ Total Acres: 0.00 Total Land Value: 285,000 Market: 0 Agricultural: 0 Common: 285,000 PRINTED 07/30/2025 BY SYS

LOTS 87 & 88
WATERWAY OAKS AT OYSTER BAY
HARBOUR PB 7/93

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BUILDING CHARACTERISTICS

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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

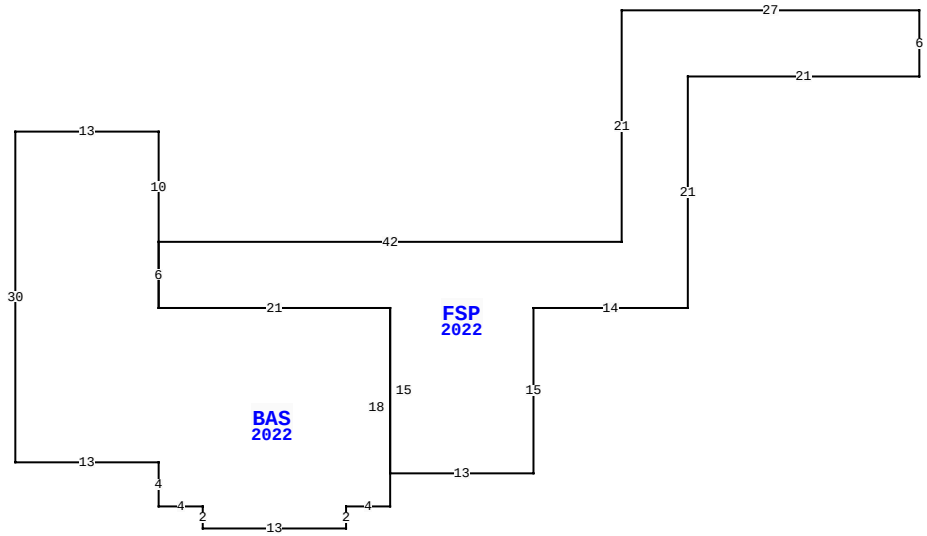
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4079.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	794	100	2022	794	65,620
FSP	735	40	2022	294	24,298
TOTALS	1,529			1,088	89,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	11	1,088	156.7104	83.06	90,369	2022	2022	0	0	0	0.50	99.50

2 ACCESORY U – 100% - 2020 Heated Area: 794 HX Base Yr 2020



96175 SOAP CREEK DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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GRANTEE: CAMERON JAMES A & L						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W27 S21 W42 BAS=[YR=2022] N10 W13 S30 E13 S4 E4 S2 E13 N2 E4 N18 W21 N6$ S6 E21 S15 E13 N15 E14 N21 E21 N6$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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