

LOT 91
WATERWAY OAKS AT OYSTER BAY
HARBOR PB 7/93

HESS DANA REV TRUST/MYERS NANCY REV TRUST
96109 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-6205-0091-0000



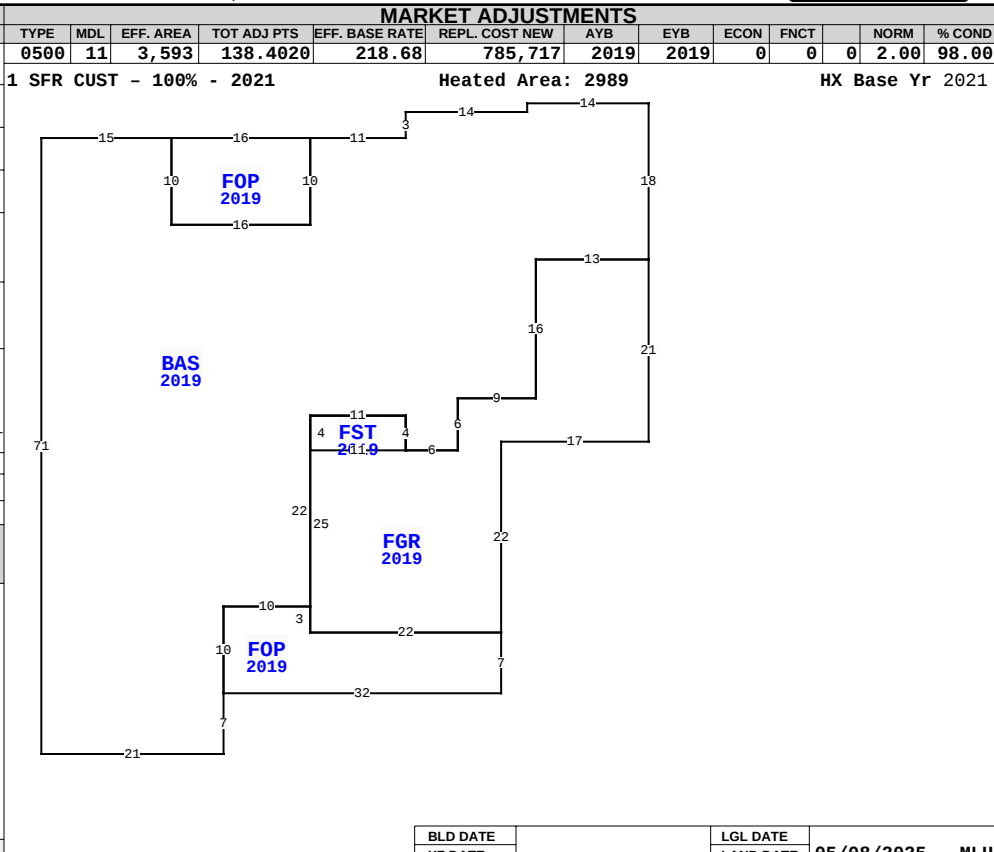
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	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	2,989	100	2019	2,989	640,562
FGR	829	55	2019	456	97,724
FOP	160	30	2019	48	10,287
FOP	254	30	2019	76	16,288
FST	44	55	2019	24	5,143
TOTALS	4,276			3,593	770,003

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0855	CONC PAVER	0	100	44	4	176.00	SF	10.00
3	0855	CONC PAVER	0	100	0	0	1,355.00	SF	10.00



TOTAL OB/XF									
18,281									

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

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	770,003								
TOTAL MARKET OB/XF VALUE	18,281								
TOTAL LAND VALUE - MARKET	142,500								
TOTAL MARKET VALUE	930,784								
SOH/AGL Deduction	370,584								
ASSESSED VALUE	560,200								
TOTAL EXEMPTION VALUE	50,722								
BASE TAXABLE VALUE	509,478								
TOTAL JUST VALUE	930,784								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	893,187								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1807235	CO ISSUED	0	09/30/2019
B1807235	NEW CONSTR	409,573	10/01/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2326/0337	12/17/2019	WD	Q	I	01	569,500	
GRANTOR: RIVERSIDE HOMES OF N							
GRANTEE: HESS DANA REV TRUST							
2191/0748	4/17/2018	SW	Q	V	05	562,000	
GRANTOR: O B ISLAND HOMES LLC							
GRANTEE: RIVERSIDE HOMES OF							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W14 S1 W14 S3 W11 FOP=[YR=2019] W16 S10 E16 N10\$ S10 W16 N10 W15 S71 E21 N7 FOP=[YR=2019] E32 N7 FGR=[YR=2019] N22 E17 N21 W13 S16 W9 S6 W6 FST=[YR=2019] W11 N4 E11 S4\$ N4 W11 S25 E22\$ W22 N3 W10 S10\$ N10 E10 N22 E11 S4 E6 N6 E9 N16 E13 N18\$.									