

LOT 92
WATERWAY OAKS AT OYSTER BAY
HARBOR PB 7/93

BRUNELLE DAVID E & BARBARA E
96089 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-6205-0092-0000



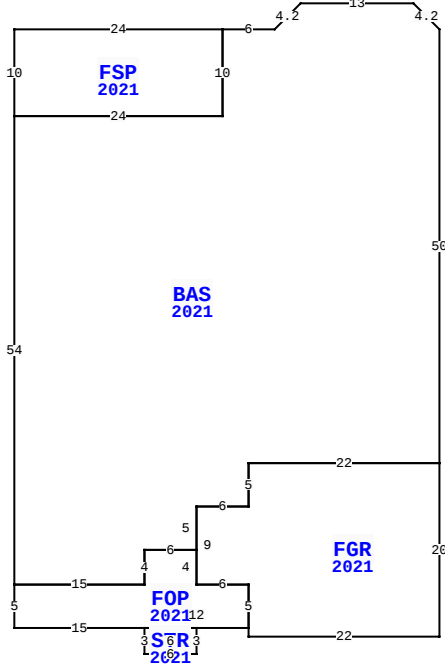
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2,558	100	2021	2,558	548,599
FGR	494	55	2021	272	58,334
FOP	159	30	2021	48	10,294
FSP	240	40	2021	96	20,588
STR	18	10	2021	2	429
TOTALS	3,469			2,976	638,244

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0500	FP-PRE FAB
2	0855	CONC PAVER

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,976	137.1084	216.63	644,691	2021	2021	0	0	1.00	99.00
1 SFR CUST - 100% - 2022											
Heated Area: 2558											
HX Base Yr 2022											



96089 SOAP CREEK DR, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/08/2025 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			638,244
TOTAL MARKET OB/XF VALUE			17,414
TOTAL LAND VALUE - MARKET			142,500
TOTAL MARKET VALUE			798,158
SOH/AGL Deduction			231,995
ASSESSED VALUE			566,163
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			515,441
TOTAL JUST VALUE			798,158
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			766,398

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2009897	CO ISSUED	0	05/27/2021
B2009897	NEW CONSTR	346,598	10/19/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2470/0512	5/28/2021	WD Q	Q	I	02
GRANTOR: RIVERSIDE HOMES OF NO					
GRANTEE: BRUNELLE DAVID E &					
2385/1037	8/14/2020	SW Q	Q	V	05
GRANTOR: OB ISLAND HOMES LLC					
GRANTEE: RIVERSIDE HOMES OF					

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=2021] U3 L3 W13 D3 L3 W6 FSP=[YR=2021] W24 S10 E24 N10\$ S10 W24 S54 FOP=[YR=2021] S5 E15 STR=[YR=2021] S3 E6 N3 W6\$ E12 FGR=[YR=2021] S1 E22 N20 W22 S5 W6 S9 E6 S5\$ N5 W6 N4 W6 S4 W15\$ E15 N4 E6 N5 E6 N5 E22 N50\$.		

LAND DESCRIPTION										TOTAL OB/XF									
17,414																			
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		