LOT 93
WATERWAY OAKS AT OYSTER BAY
HARBOUR PB 7/93

LOCKHART JEFFREY T & CAROLYN W
96075 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-6205-0093-0000

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	11	CLAY TILE 100
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.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

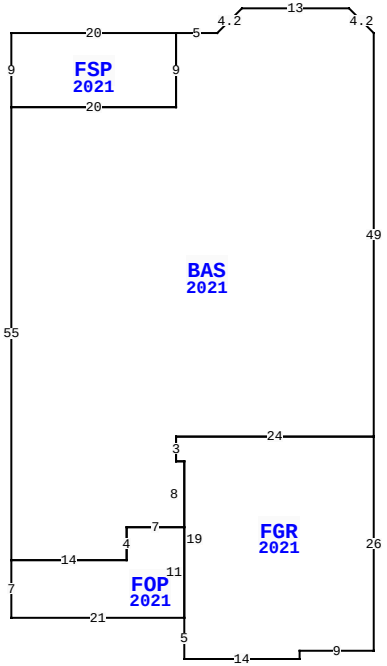
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4079.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,308	100	2021	2,308	562,707
FGR	615	55	2021	338	82,407
FOP	175	30	2021	52	12,678
FSP	180	40	2021	72	17,554
TOTALS	3,278			2,770	675,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,770	155.8656	246.27	682,168	2021	2021	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2022 Heated Area: 2308 HX Base Yr 2022



96075 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		675,346
TOTAL MARKET OB/XF VALUE		19,246
TOTAL LAND VALUE - MARKET		142,500
TOTAL MARKET VALUE		837,092
SOH/AGL Deduction		326,949
ASSESSED VALUE		510,143
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		459,421
TOTAL JUST VALUE		837,092
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		803,634

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2100945	CO ISSUED	0	11/16/2021
B2100945	NEW CONSTR	324,240	01/27/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2519/0515	11/23/2021	WD	Q	I	02	631,200
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: LOCKHART JEFFREY T						
2385/1037	8/14/2020	SW	Q	V	05	449,600
GRANTOR: OB ISLAND HOMES LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] U3 L3 W13 D3 L3 W5 FSP=[YR=2021] W20 S9 E20 N9$ S9 W20 S55 FOP=[YR=2021] S7 E21 FGR=[YR=2021] S5 E14 N1 E9 N26 W24 S3 E1 S19 $ N11 W7 S4 W14$ E14 N4 E7 N8 W1 N3 E24 N49$.

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	0	0	1,624.00	SF	10.00	10.00	100	2021	2021	3	99	16,078	
2	0855	CONC PAVER	0	100	20	16	320.00	SF	10.00	10.00	100	2021	2021	3	99	3,168	

LAND DESCRIPTION

TOTAL OB/XF 19,246

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	1.00	LT		1.00	1.00	1.00	142,500.00	142,500.00	142,500							

REVIEW DATE 01/27/2022 BY KW Total Acres: 0.00 Total Land Value: 142,500 Market: 0 Agricultural: 0 Common: 142,500 PRINTED 07/30/2025 BY SYS