

LOT 3
WATERWAY OAKS AT OYSTER BAY
HARBOR PB 7/93

KOSHEFSKY MAJORIE J
96056 SOAP CREEK DRIVE
FERNANDINA BEACH, FL 32034

2026

46-3N-28-6205-0003-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LVT/LAMMT 60			
Interior Floo	14	CARPET 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories		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	2,232	100	2025	2,232	508,003
FGR	472	55	2025	260	59,176
FOP	126	30	2025	38	8,649
FOP	180	30	2025	54	12,290
TOTALS	3,010			2,584	588,118

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	11	2,584	137.1110	227.60	588,118	2024	2024	0	0
1 SFR CUST 100% - 2026 Heated Area: 2232 HX Base Yr 2026									
BLD DATE					LGL DATE				
XF DATE					LAND DATE	04/27/2026			
INC DATE					AG DATE	MLU			

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY					STANDARD		
Tax Group: 4			Tax Dist:				
BUILDING MARKET VALUE					588,118		
TOTAL MARKET OB/XF VALUE					0		
TOTAL LAND VALUE - MARKET					165,000		
TOTAL MARKET VALUE					753,118		
SOH/AGL Deduction					0		
ASSESSED VALUE					753,118		
TOTAL EXEMPTION VALUE			HX HB		51,411		
BASE TAXABLE VALUE					701,707		
TOTAL JUST VALUE					753,118		
NCON VALUE					0		
INCOME VALUE							
PREVIOUS YEAR MKT VALUE					717,738		