

LOT 21
IN OR 1761/34
WATERWAY OAKS AT OYSTER BAY

LOUCKS DAVID A & CHRISTINE M
96374 SOAP CREEK DRIVE
FERNANDINA BEACH, FL 32034

2026

46-3N-28-6205-0021-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																		
Exterior Wall	10	ABOVE AVG 50		0500	12	5,958	211.2838	350.73	2,089,649	2014	2014		0	0	5.25	94.75	VALUATION BY		STANDARD																
Exterior Wall	16	WD FR STUC 50		1 SFR CUST 100% - 2015										Heated Area: 4960										HX Base Yr 2015											
Roof Structur	03	GABLE/HIP 100																																	
Roof Cover	11	SLATE 100																																	
Interior Wall	05	DRYWALL 100																																	
Interior Floo	12	HARDWOOD 60																																	
Interior Floo	11	CLAY TILE 40																																	
Air Condition	03	CENTRAL 100																																	
Heating Type	04	AIR DUCTED 100																																	
Bedrooms	3	100																																	
Bathrooms	3.5	100																																	
Frame	04	REIN CONC 100																																	
Stories	3.	100																																	
Units	0	100																																	
Quality	04	Quality Level 04																																	
DOR CODE	0100	SINGLE FAMILY																																	
MAP NUM		MKT AREA																																	
NEIGHBORHOOD/LOC	4079.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	2,532	100	2014	2,532	841,425																														
FGR	1,170	55	2014	644	214,012																														
FOP	114	30	2014	34	11,299																														
FOP	117	30	2014	35	11,632																														
FOP	117	30	2014	35	11,632																														
FOP	120	30	2014	36	11,963																														
FOP	153	30	2014	46	15,287																														
FSP	140	40	2014	56	18,610																														
FSP	260	40	2014	104	34,561																														
FUS	2,428	100	2014	2,428	806,864																														
TOTALS	7,231			5,958	1,979,942																														
EXTRA FEATURES										96374 SOAP CREEK DR, FERNANDINA BEACH																									
L N	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																			