LOT 26
WATERWAY OAKS AT OYSTER BAY
HARBOUR REPLAT PB 7/289

JONES WALTER C IV & PHILLIS F
96458 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2026

46-3N-28-6205-0026-0000

BUILDING CHARACTERISTICS

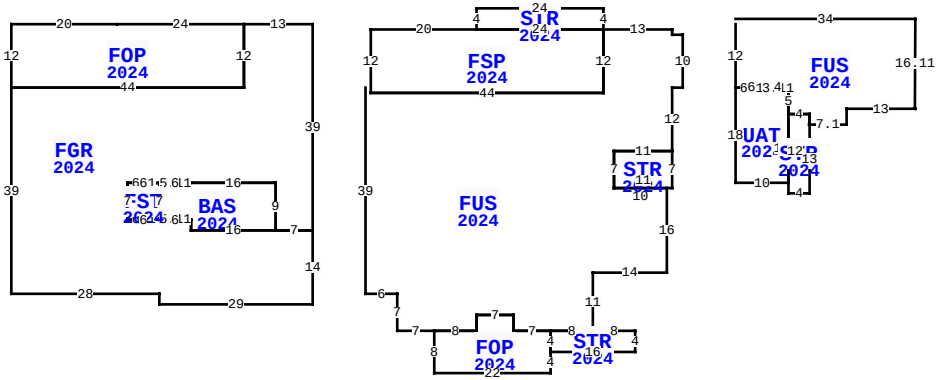
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 66
Exterior Wall	17	CB STUCCO 34
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 66
Frame	03	MASONRY 34
Stories	3.	3. 100
Units		0 100
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	186	100	2024	186	53,985
FGR	2,210	55	2024	1,216	352,934
FOP	197	30	2024	59	17,124
FOP	528	30	2024	158	45,859
FSP	528	40	2024	211	61,241
FST	42	55	2024	23	6,676
FUS	633	100	2024	633	183,724
FUS	2,437	100	2024	2,437	707,320
STR	64	10	2024	6	1,741
STR	77	10	2024	8	2,322
TOTALS	7,313			4,979	1,445,116

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	4,979	176.0224	292.20	1,454,864	2023	2023	0	0	0	0.67	99.33

1 SFR CUST 100% - 2024 Heated Area: 3256 HX Base Yr 2024



** This building has 13 Sub-Areas

96458 SOAP CREEK DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,445,116
TOTAL MARKET OB/XF VALUE	20,100
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	1,690,216
SOH/AGL Deduction	572,746
ASSESSED VALUE	1,117,470
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	1,066,059
TOTAL JUST VALUE	1,690,216
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,637,727

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011593	NEW CONSTR	594,556	07/28/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2472/0264	6/21/2021	SW	Q	V	02	259,000

GRANTOR: OB ISLAND HOMES LLC

GRANTEE: JONES WALTER C IV &

BUILDING NOTES

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	0501	FP-AVERAGE	0	100	0	0	2.00	UT	5,000.00	5,000.00	100	2024	2023		99	9,900	
2	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2024	2023		100	10,200	

BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=70,12] S39 E6 S7 E7 E8 N3 E7 S3 E7 E8 N11 E14 N16 W10 N7 E11 N12 E2 N10 W2 N1 W13 S12 W44 $
FGR=[YR=2024;ORIG=60,0] W13 S12 W44 S39 E28 S2 E29 N14 W7 W16 N2 U0.1L5.11 D0.1L6.1 N7 D0.1R6.1 U0.1R5.11 E16 S9 E7 N39 $
FUS=[YR=2024;ORIG=140,0] S12 D0.1R6.1 U0.1R3.11 S5 E4 D2L0.1 E7.1 N3 E13 U0.1L0.1 U16.11R0.1 W34 $
FOP=[YR=2024;ORIG=3,0] E20 E24 S12 W44 N12 $
FSP=[YR=2024;ORIG=71,1] E20 E24 S12 W44 N12 $
FOP=[YR=2024;ORIG=83,58] E8 N3 E7 S3 E7 S4 S4 W22 N8 $
BAS=[YR=2024;ORIG=31,30] E6 E16 S9 W16 N2 W6 N7 $
UAT=[YR=2024;ORIG=140,12] E6 E4 S5 S13 W10 N18 $
STR=[YR=2024;ORIG=150,17] E4 S2 S13 W4 N2 N12 $

LAND DESCRIPTION

TOTAL OB/XF 20,100

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	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 11/14/2023 BY DJ Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/09/2026 BY SYS