

LOT 34
WATERWAY OAKS AT OYSTER BAY
HARBOR REPLAT PB 7/289

SILVERNAIL FAMILY TRUST/SILVERNAIL JESSE P TRUSTEE
96618 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2026

46-3N-28-6205-0034-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
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	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100

Quality 04 Quality Level 04

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4079.00

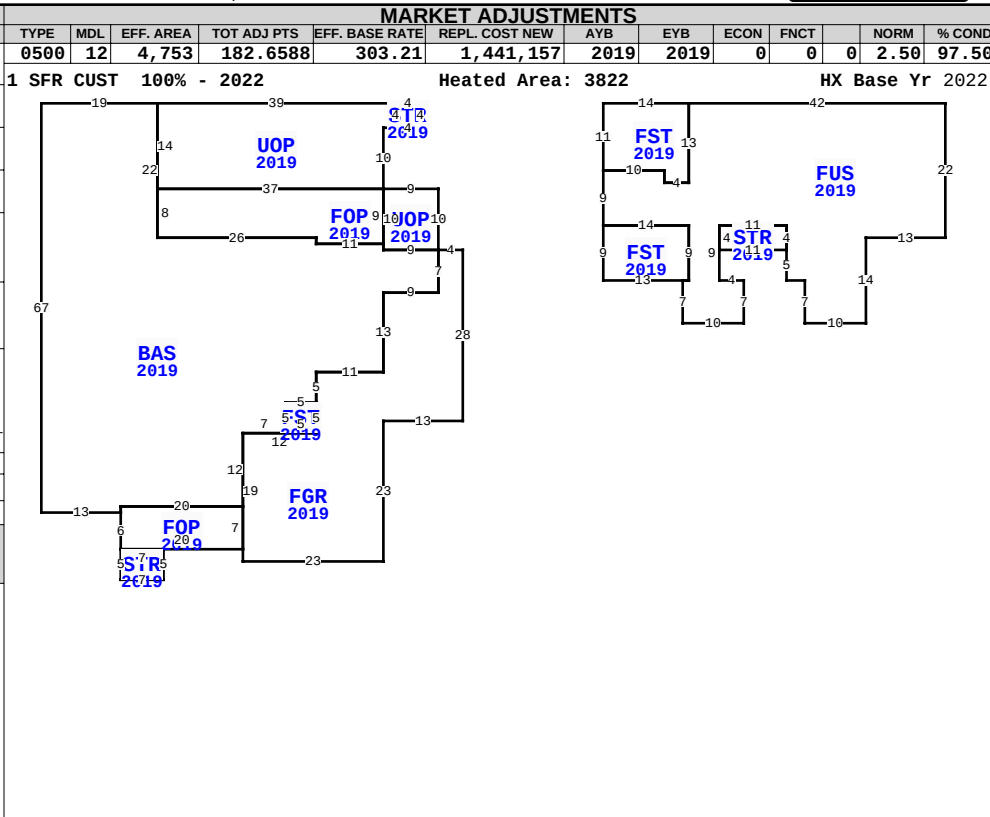
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,536	100	2019	2,536	749,717
FGR	894	55	2019	492	145,450
FOP	140	30	2019	42	12,417
FOP	307	30	2019	92	27,198
FST	25	55	2019	14	4,139
FST	126	55	2019	69	20,398
FST	162	55	2019	89	26,311
FUS	1,286	100	2019	1,286	380,180
STR	16	10	2019	2	591
STR	35	10	2019	4	1,183
TOTALS	6,187			4,753	1,405,128

EXTRA FEATURES

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
1	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	
4	1126	CB/STC 8"	0 100	17 0	136.00	SF	8.00	8.00	100	2019	2019	3	97	1,055	

LAND DESCRIPTION			TOTAL OB/XF 4,485													
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
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

REVIEW DATE 01/01/2023 BY CD



** This building has 13 Sub-Areas

96618 SOAP CREEK DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 4,485																
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
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

Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		1,405,128
TOTAL MARKET OB/XF VALUE		4,485
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		1,634,613
SOH/AGL Deduction		803,727
ASSESSED VALUE		830,886
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		779,475
TOTAL JUST VALUE		1,634,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,586,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1708257	CO ISSUED	0	06/06/2019
B1708257	NEW CONSTR	482,815	09/19/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2495/1218	9/08/2021	WD	Q	I	01	1,287,000

GRANTOR: BELCHER GARY G & JANI
GRANTEE: SILVERMAIL FAMILY T
2336/0246 1/28/2020 SW Q I 02 985,000
GRANTOR: OYSTER BAY TX ISLAND
GRANTEE: BELCHER GARY G & JA

BUILDING NOTES

BUILDING DIMENSIONS

STR=[YR=2019] W4 UOP=[YR=2019] W39 BAS=[YR=2019] W19 S67
E13 FOP=[YR=2019] S6 STR=[YR=2019] S5 E7 N5 W7\$ E20
FGR=[YR=2019] S2 E23 N23 E13 N28 W4 S7 W9 S13 W11 S5
FST=[YR=2019] W5 S5 E5 N5\$ S5 W12 S19\$ N7 W20S1 \$ N1 E20 N12
E7 N5 E5 N5 E11 N13 E9 N7 UOP=[YR=2019] N10 W9 FOP=[YR=2019]
W37 S8 E26 S1 E11 N9\$ S10 E9\$ W9 N1 W11 N1 W26 N22\$ S14 E37
N10 E2 N4\$ S4 E4 N4\$ PTR= E30 FST=[YR=2019] E14
FUS=[YR=2019] E42 S22 W13 S14 W10 N7 W3 N5 STR=[YR=2019]
W11 N4 E11 S4\$ N4 W11 S9 E4 S7 W10 N7 FST=[YR=2019] W13 N9
E14 S9 W1\$ E1 N9 W14 N9 E10 S2 E4 N13\$ S13 W4 N2 W10 N11\$
W30\$.

PRINTED 07/09/2026 BY SYS