

LOT 37
WATERWAY OAKS AT OYSTER BAY
HARBOR REPLAT PB 7/289

HARRIS WILLIAM HENRY III & BRIANNA JOHNSON
96668 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2026

46-3N-28-6205-0037-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 100
Interior Ceiling	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 70
Frame	04	REIN CONC 30
Stories	1.	1. 100
Units		0 100

Quality	03	Quality Level 03
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	360	100	2026	360	57,164
BAS	1,525	100	2026	1,525	242,155
DCX	240	15	2026	36	5,716
FGR	1,250	55	2026	688	109,248
FOP	104	30	2026	31	4,922
FOP	120	30	2026	36	5,716
FOP	272	30	2026	82	13,021
FST	25	55	2026	14	2,223
FST	25	55	2026	14	2,223
FUS	1,305	100	2026	1,305	207,221
TOTALS	5,439			4,115	653,421

** This building has 14 Sub-Areas

96668 SOAP CREEK DR, FERNANDINA BEACH

BLD DATE	
XF DATE	
INC DATE	

LGL DATE	
LAND DATE	
AG DATE	

05/08/2025 MLU

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
10,200.00	100	2026	2025		100	10,200	
2,000.00	100	2026	2025		100	2,000	

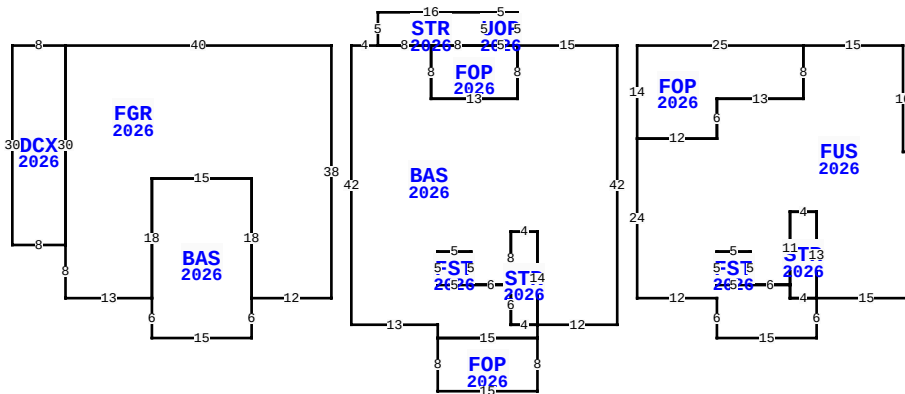
LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000		

REVIEW DATE 01/15/2026 BY NW Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,115	95.6560	158.79	653,421	2025	2025	0	0	0.00	100.00
1 SFR CUST 100% - 2026 Heated Area: 3190 HX Base Yr 2026											



NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		653,421
TOTAL MARKET OB/XF VALUE		12,200
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		890,621
SOH/AGL Deduction		0
ASSESSED VALUE		890,621
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		839,210
TOTAL JUST VALUE		890,621
NCON VALUE		665,621
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250011709			10/21/2025
B240005703	H3130 G1234 P336	608,542	05/10/2024

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2439/0085	3/02/2021	SW	Q	V	01

GRANTOR: OB ISLAND HOMES LLC
GRANTEE: HARRIS WILLIAM HENR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=53,10] E4 E8 S8 E13 N8 E15 S42 W12 N14 W4 S8 W6 N5 W5 S5 E5 E6 S6 E4 S2 W15 N2 W13 N42 \$
FUS=[YR=2026;ORIG=108,24] N6 E13 N8 E15 S16 E2 S22 W15 N13 W4 S11 W6 N5 W5 S5 E5 E6 S2 E4 S6 W15 N6 W12 N24 E12 \$
FGR=[YR=2026;ORIG=10,10] E40 S38 W12 N18 W15 S18 W13 N8 N30 \$
BAS=[YR=2026;ORIG=23,30] E15 S18 S6 W15 N6 N18 \$
FOP=[YR=2026;ORIG=121,18] W13 S6 W12 N14 E25 S8 \$
DCX=[YR=2026;ORIG=10,10] W8 S30 E8 N30 \$
FOP=[YR=2026;ORIG=66,54] E15 S8 W15 N8 \$
FOP=[YR=2026;ORIG=65,10] E8 E5 S8 W13 N8 \$
STR=[YR=2026;ORIG=77,38] E4 S14 W4 N6 N8 \$
STR=[YR=2026;ORIG=119,35] E4 S13 W4 N2 N11 \$