

LOT 45
WATERWAY OAKS AT OYSTER BAY
HARBOR PB 7/93

NIXON MICHAEL W & MARILYN L/E/
96713 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2026

46-3N-28-6205-0045-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	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		

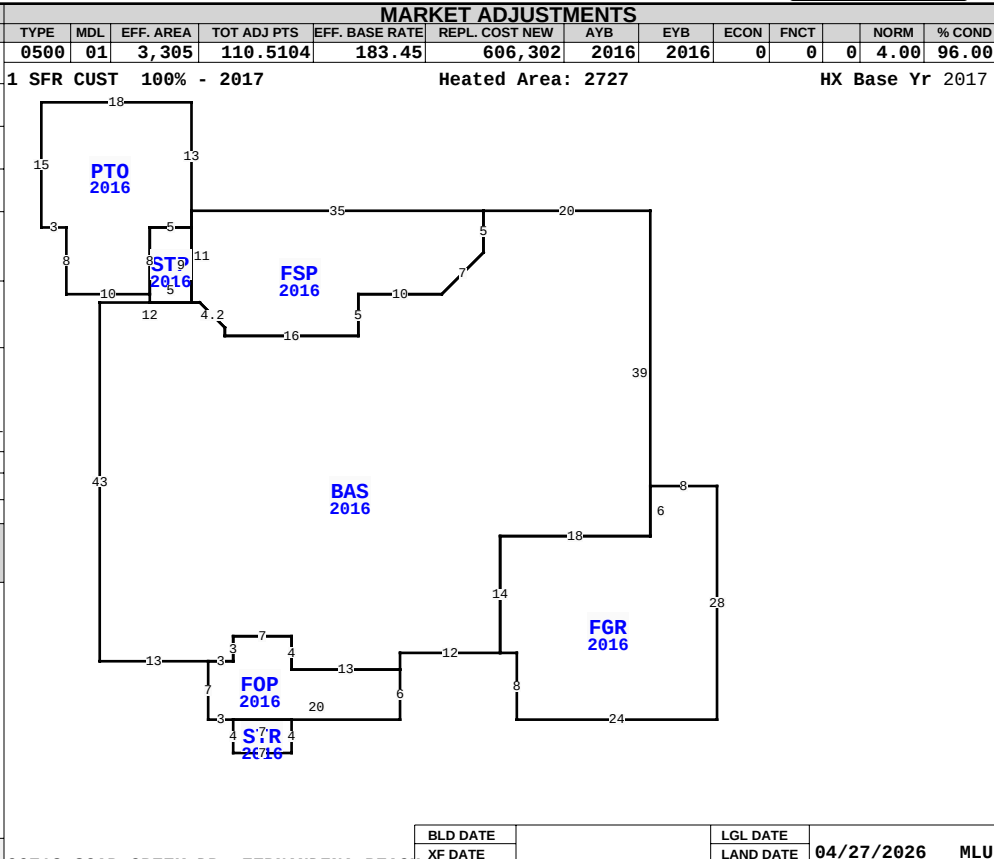
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,727	100	2016	2,727	480,257
FGR	604	55	2016	332	58,469
FOP	169	30	2016	51	8,982
FSP	426	40	2016	170	29,940
PTO	350	5	2016	18	3,170
STP	45	10	2016	4	705
STR	28	10	2016	3	528

TOTALS	4,349			3,305	582,050
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0		1.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00

REVIEW DATE 01/01/2023 BY CD



TOTAL OB/XF									
3,360									

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3,360									

Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		582,050	
TOTAL MARKET OB/XF VALUE		3,360	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		750,410	
SOH/AGL Deduction		359,779	
ASSESSED VALUE		390,631	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		339,220	
TOTAL JUST VALUE		750,410	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		715,390	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531561	CO ISSUED	0	07/13/2016
B1531561	NEW CONSTR	351,175	12/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2460/1969	5/04/2021	LE U	I	I	11
GRANTOR: NIXON MICHAEL W & MAR					
GRANTEE: NIXON MICHAEL D					
1992/0515	7/09/2015	WD Q	V		02
GRANTOR: DESLONDE JAMES C & AN					
GRANTEE: NIXON MICHAEL W & M					

BUILDING NOTES									
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BUILDING DIMENSIONS

BAS=[YR=2016] W20 FSP=[YR=2016] W35 PTO=[YR=2016] N13 W18
S15 E3 S8 E10 STP=[YR=2016] S1 E5 N9 W5 S8\$ N8 E5 N2\$ S11 E1
R3 D3 S1 E16 N5 E10 R5 U5 N5\$ S5 D5 L5 W10 S5 W16 N1 L3
U3 W12 S43 E13 FOP=[YR=2016] S7 E3 STR=[YR=2016] S4 E7 N4
W7\$ E20 N6 W13 N4 W7 S3 W3 \$ E3 N3 E7 S4 E13 N2 E12
FGR=[YR=2016] E2 S8 E24 N28 W8 S6 W18 S14\$ N14 E18 N39\$.