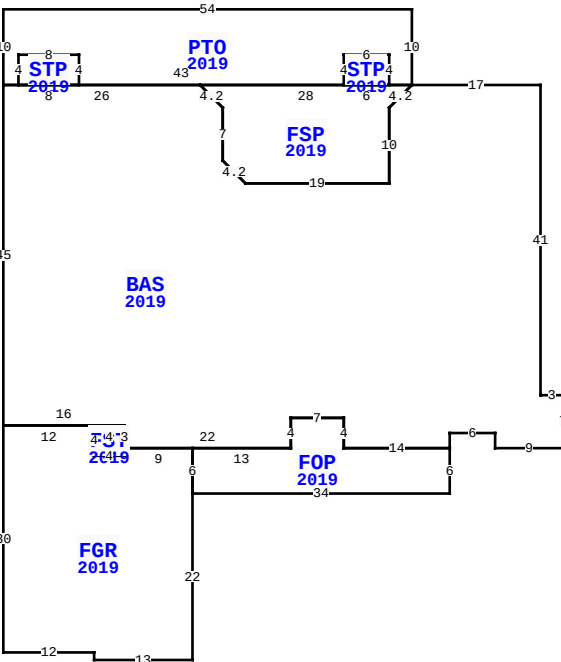


BROWN RANDY L & MARY BETH
96449 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

46-3N-28-6205-0082-0000

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		31	HARDIE BRD 90			0500	01	3,674	115.2360	191.29	702,799	2019	2019		0	0	2.70	97.30	VALUATION BY		STANDARD															
Exterior Wall		20	FACE BRICK 10			1 SFR CUST			100% - 2020			Heated Area: 3051			HX Base Yr 2020			Tax Group: 4		Tax Dist:																
Roof Structur		08	IRREGULAR 100																	BUILDING MARKET VALUE		683,823														
Roof Cover		03	COMP SHNGL 90																	TOTAL MARKET OB/XF VALUE		15,782														
Roof Cover		13	STAND SEAM 10																	TOTAL LAND VALUE - MARKET		165,000														
Interior Wall		05	DRYWALL 100																	TOTAL MARKET VALUE		864,605														
Interior Floo		11	CLAY TILE 50																	SOH/AGL Deduction		486,812														
Interior Floo		14	CARPET 50																	ASSESSED VALUE		377,793														
Air Condition		03	CENTRAL 100																	TOTAL EXEMPTION VALUE		HX HB		51,411												
Heating Type		04	AIR DUCTED 100																	BASE TAXABLE VALUE		326,382														
Bedrooms		00	4 100																	TOTAL JUST VALUE		864,605														
Bathrooms			3 100																	NCON VALUE		0														
Frame		02	WOOD FRAME 100			INCOME VALUE																														
Stories		1.	1. 100			PREVIOUS YEAR MKT VALUE		829,294																												
Units		00	0 100																																	
Occupancy		00	NONE 100																																	
Quality		05	Quality Level 05																																	
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	3,051	100	2019	3,051	567,868																															
FGR	720	55	2019	396	73,706																															
FOP	232	30	2019	70	13,028																															
FSP	291	40	2019	116	21,591																															
FST	16	55	2019	9	1,676																															
PTO	540	5	2019	27	5,026																															
STP	24	10	2019	2	373																															
STP	32	10	2019	3	559																															
TOTALS		4,906			3,674	683,823	96449 SOAP CREEK DR, FERNANDINA BEACH										BLD DATE		LGL DATE		04/27/2026		MLU													
EXTRA FEATURES																	XF DATE		LAND DATE				AG DATE													
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											
3	0600	SUMMER KIT	0 100	0	0	1.50	UT	5,000.00	5,000.00	100	2019	2019	3	78	5,850																					
4	0911	SCRN RM A	0 100	42	10	420.00	SF	18.00	18.00	100	2021	2021	3	86	6,502																					
																	SALES DATA																			
																	OFF RECORD Number		DATE		TYPE INST	Q U	I V	RSN CD	SALE PRICE											
																	2130/0471		6/29/2017		WD	Q	V	02	119,900											
																	GRANTOR:OB ISLAND HOMES LLC																			
																	GRANTEE:BROWN RANDY L & MAR																			
																																		BUILDING NOTES		
BUILDING DIMENSIONS																																				
BAS=[YR=2019] W17 PTO=[YR=2019] N10 W54 S10 E2																																				
STP=[YR=2019] N4 E8 S4 W8\$ E43 STP=[YR=2019] N4 E6 S4 W6\$																																				
E9\$ FSP=[YR=2019] W28 D3 R3 S7 D3 R3 E19 N10 U3 R3 \$																																				
D3 L3 S10 W19 U3 L3 N7 U3 L3 W26 S45 FGR=[YR=2019] S30																																				
E12 S1 E13 N22 FOP=[YR=2019] E34 N6 W14 N4 W7 S4 W13 S6\$ N6																																				
W9 FST=[YR=2019] N3 W4 S4 E4 N1\$ S1 W4 N4 W12\$ E16 S3 E22 N4																																				
E7 S4 E14 N2 E6 S2 E9 N7 W3 N41\$.																																				
LAND DESCRIPTION																																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV												
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000																			
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/09/2026 BY SYS																																				