

LOT 86
WATERWAY OAKS AT OYSTER BAY
HARBOR PB 7/93

SMITH WENDY J/FUSS STEPHEN P
96195 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2026

46-3N-28-6205-0086-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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
BAS	2,558	100
FGR	714	55
FOP	159	30
FSP	240	40
STP	20	10
STR	12	10
TOTALS	3,703	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,098	141.1133	234.25	725,706	2021	2021	0	0	1.50	98.50
1 SFR CUST		100% - 2026				Heated Area: 2558			HX Base Yr 2026		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			714,820
TOTAL MARKET OB/XF VALUE			3,465
TOTAL LAND VALUE - MARKET			165,000
TOTAL MARKET VALUE			883,285
SOH/AGL Deduction			392,444
ASSESSED VALUE			490,841
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			439,430
TOTAL JUST VALUE			883,285
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			846,153
PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2100054	CO ISSUED	0	10/12/2021
B2100054	NEW CONSTR	360,745	01/08/2021
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / RSN CD SALE PRICE
2800/1482	7/15/2025	WD Q	I 01 978,000
GRANTOR: LOGSDON PETER B & ROB			
GRANTEE: SMITH WENDY J			
2506/0981	10/14/2021	WD Q	I 01 582,100
GRANTOR: RIVERSIDE HOMES OF NO			
GRANTEE: LOGSDON PETER B & R			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2021] U3 L3 W13 D3 L3 W6 FSP=[YR=2021] W24 S2			
STR=[YR=2021] W4 S3 STP=[YR=2021] S5 E4 N5 W4\$ E4 N3 \$ S8			
E24 N10\$ S10 W24 S54 FOP=[YR=2021] S5 E27 FGR=[YR=2021] S11			
E22 N30 W22 S5 W6 S9 E6 S5\$ N5 W6 N4 W6 S4 W15\$ E15 N4 E6 N5			
E6 N5 E22 N50\$.			

EXTRA FEATURES							96195 SOAP CREEK DR, FERNANDINA BEACH					INC DATE		AG DATE			
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	