

LOT 2
WATERWAY OAKS AT OYSTER BAY
HARBOR PB 7/93

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96034 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2023

46-3N-28-6205-0002-0000



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	13	LVT/LAMNT 60		
Interior Floo	14	CARPET 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,493	100	2,493	412,143
FGR	462	55	254	41,991
FOP	264	30	79	13,060
FSP	210	40	84	13,887
TOTALS	3,429		2,910	481,081

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,910	116.0148	165.32	481,081	2021	2021	0	0	0.00	100.00

1 SFR CUST - 100% - 2022

Heated Area: 2493

HX Base Yr 2022

The diagram shows a floor plan with three distinct footprints labeled in blue: FSP 2021, BAS 2021, and FGR 2021. The overall lot dimensions are 33 units wide and 59 units deep. The FSP footprint is at the top, measuring 21 units wide and 10 units deep. The BAS footprint is on the left, measuring 33 units wide and 36 units deep. The FGR footprint is on the right, measuring 21 units wide and 22 units deep. The lot is divided into three sections by these footprints, with dimensions 18, 21, and 15 units for the top section, 33 and 8 units for the bottom section, and 22 units for the right section.

BLD DATE

XF DATE

LGL DATE

LAND DATE

06/07/2023

ML