

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

LOGSDON PETER B & ROBERTA W
96195 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2023

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	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	2,558	100	2,558	428,644
FGR	714	55	393	65,855
FOP	159	30	48	8,043
FSP	240	40	96	16,087
STP	20	10	2	335
STR	12	10	1	168
TOTALS	3,703		3,098	519,132

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,098	117.5944	167.57	519,132	2021	2021	0	0	0.00	100.00	
1 SFR CUST - 100% - 2022					Heated Area: 2558			HX Base Yr 2022				
313 2494 515 2641 FSP 2021 BAS 2021 FOP 2021 FGR 2021 Dimensions: 24, 6, 4.2, 13, 4.2, 10, 24, 54, 5, 22, 5, 6, 9, 4, 6, 5, 11, 22, 39, 27, 15, 5, 5.4												
BLD DATE						LGL DATE		06/07/2023				
XF DATE						LAND DATE		MLU				

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
1	0855	CONC PAVER	0	100	0	0	1,293.00	SF	10.00	10.00	100	2021	2021	3	100	12,930	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	100	3,500	
3	0855	CONC PAVER	0	100	36	10	360.00	SF	10.00	10.00	100	2021	2021	3	100	3,600	