

LOT 16
WATERWAY OAKS AT OYSTER BAY
HARBOR REPLAT PB 7/289

GOODRICH ELAINE P
96280 SOAP CREEK DRIVE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-6205-0016-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structur	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	12	HARDWOOD 80		
Interior Floo	11	CLAY TILE 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,096	100	3,096	879,357
FGR	623	55	343	97,422
FOP	114	30	34	9,657
FOP	527	30	158	44,877
STR	52	10	5	1,420
STR	99	10	10	2,840
UOP	210	20	42	11,929
TOTALS	4,721		3,688	1,047,503

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	3,688	189.3528	284.03	1,047,503	2023	2023	0	0	0	0.00100.00
1 SFR CUST - 100% - 2024				Heated Area: 3096				HX Base Yr 2024			