

LOT 22
IN OR 2183/1196
WATERWAY OAKS AT OYSTER BAY

SKURA GARY
96392 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2024

46-3N-28-6205-0022-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 60		
Exterior Wall	17	CB STUCCO 40		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	12	HARDWOOD 80		
Interior Floor	11	CLAY TILE 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		3 100		
Frame	04	REIN CONC 100		
Stories	1.5	1.5 100		
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	3,520	100	3,520	906,839
DCK	462	10	46	11,850
FGR	1,670	55	918	236,500
FOP	696	30	209	53,844
FSP	270	40	108	27,823
FST	25	55	14	3,607
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STR	216	10	22	5,668
TOTALS	6,884		4,851	1,249,737

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	4,851	175.6154	263.42	1,277,850	2018	2018	0	0	2.20	97.80

1 SFR CUST - 100% - 2020