

LOT 49
IN OR 1958/1665
WATERWAY OAKS AT OYSTER BAY

SCUDERI CHRISTOPHER B & GAELYN ELIZABETH LEE
96011 PARK PLACE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-6205-0049-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,523	100	2,523	465,976
FGR	309	55	170	31,397
FGR	368	55	202	37,308
FOP	272	30	82	15,145
FSP	352	40	141	26,041
FUS	1,613	100	1,613	297,907
STP	20	10	2	370
STP	28	10	3	554
STP	44	10	4	739
STR	32	10	3	554

TOTALS	5,561		4,743	875,991
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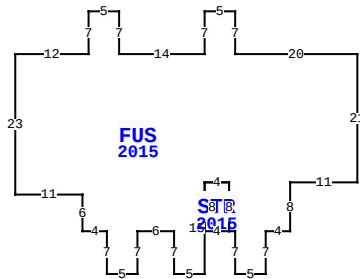
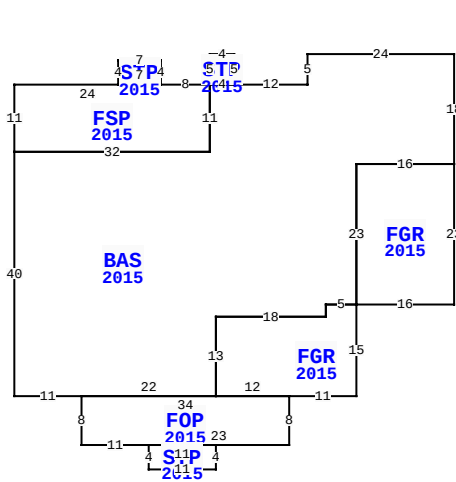
EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0 100	0	0	164.00	SF	10.00	10.00	100	2015	2015	3	95	1,558	
2	0855	CONC PAVER	0 100	0	0	1,257.00	SF	10.00	10.00	100	2015	2015	3	95	11,942	
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940	
4	0861	POOL GUNIT	0 100	0	0	525.00	SF	85.00	85.00	100	2015	2015	3	78	34,808	
5	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	70	1,400	
6	0855	CONC PAVER	0 100	0	0	371.00	SF	10.00	10.00	100	2015	2015	3	95	3,525	
7	0462	ST/AL FNC	0 100	174	4	696.00	SF	10.00	10.00	100	2015	2015	3	78	5,429	
8	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2015	2015	3	89	534	

LAND DESCRIPTION			TOTAL OB/XF 61,136													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00

REVIEW DATE	07/28/2020	BY	KWA	Total Acres:	0.00	Total Land Value:	140,000	Market:	0	Agricultural:	0	Common:	140,000	PRINTED 08/06/2024 BY	SYS
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,743	127.5965	191.39	907,763	2015	2015	0	0	0	3.50	96.50
1 SFR CUST - 100% - 2016						Heated Area: 4136			HX Base Yr 2016			



VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		875,991
TOTAL MARKET OB/XF VALUE		61,136
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		1,077,127
SOH/AGL Deduction		548,978
ASSESSED VALUE		528,149
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		473,149
TOTAL JUST VALUE		1,077,127
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		895,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529965	CO ISSUED	0	10/27/2015
B1530504	SWIM POOL	40,000	05/01/2015
B1529965	NEW CONSTR	502,527	02/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V	RSN CD	SALE PRICE
1958/1665	1/21/2015	WD Q	V	01	115,000

GRANTOR: OB ISLAND HOMES LLC
GRANTEE: SCUDERI CHRISTOPHER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W24 S5 W12 STP=[YR=2015] N5 W4 S5 E4\$ W4
FSP=[YR=2015] W8 STP=[YR=2015] N4 W7 S4 E7\$ W24 S11 E32
N11\$ S11 W32 S40 E11 FOP=[YR=2015] S8 E11 STP=[YR=2015] S4
E11 N4 W11\$ E23 N8 FGR=[YR=2015] E11 N15 W5 S2 W18 S13 E12\$
W34 \$ E22 N13 E18 N2 E5 FGR=[YR=2015] E16 N23 W16 S23\$ N23
E16 N18\$ PTR = E20 FUS=[YR=2015] E12 N7 E5 S7 E14 N7 E5 S7
E20 S21 W11 S8 W4 S7 W5 N7 W1 STR=[YR=2015] W4 N8 E4 S8\$ N8
W4 S15 W5 N7 W6 S7 W5 N7 W4N6 W11 N23\$ W20\$.