

LOT 57
WATERWAY OAKS AT OYSTER BAY
HARBOR PB 7/93

COBURN JANET REINIGER LIVING TRUST/COBURN JANET RE
96053 PARK PLACE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-6205-0057-0000



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 Floop	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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
BAS	2,545	100
FGR	773	55
FOP	192	30
FSP	240	40
STP	20	10
TOTALS	3,770	3,126

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,126	148.1568	222.24	694,722	2020	2020	0	0	1.00	99.00

1 SFR CUST - 100% - 2021

Heated Area: 2545

HX Base Yr 2021

Floor plan diagram showing areas: FSP 2020 (240), BAS 2020 (2545), FGR 2020 (773), FOP 2020 (192), and STP 2020 (20). Dimensions are provided for various sections.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2024

MLU