

LOT 85
IN OR 1456/426
WATERWAY OAKS AT OYSTER BAY

HART THOMAS E & LEIGH
96221 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2024

46-3N-28-6205-0085-0000



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 70		
Interior Floo	14	CARPET 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2.5 100		
Frame	02	WOOD FRAME 100		
Stories	1.5	1.5 100		
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	1,755	100	1,755	280,165
FDG	624	60	374	59,705
FOP	20	30	6	958
FOP	104	30	31	4,949
FOP	200	30	60	9,578
FUS	726	100	726	115,897
STR	27	10	3	479
STR	28	10	3	479
TOTALS	3,484		2,958	472,209

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,958	112.0245	168.04	497,062	2012	2012	0	0	0	5.00	95.00
1 SFR CUST - 100% - 2013						Heated Area: 2481			HX Base Yr 2013			
26 24 FDG 2012 24 26 14 4 7 14 19 8 13 8 4 17 20 11 16 21 21 10 14 25 8 8 17 9 26 2012 2												