

LOT 10
WATERWAY OAKS AT OYSTER BAY
HARBOR PB 7/93

KIRKLAND BRUCE A & TONYA L
96178 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-6205-0010-0000



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	11	CLAY TILE 50			
Interior Floo	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,258	100	2020	2,258	514,331
FGR	448	55	2020	246	56,035
FOP	162	30	2020	49	11,161
FSP	252	40	2020	101	23,006
STR	18	10	2020	2	456
STR	21	10	2020	2	456
TOTALS	3,159			2,658	605,442

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,658	146.3616	231.25	614,662	2020	2020	0	0	0	1.50 98.50

1 SFR CUST - 100% - 2021

Heated Area: 2258

HX Base Yr 2021

The floor plan diagram illustrates the layout of a single-family residence (SFR) with a heated area of 2258 square feet. The plan includes several labeled areas and their dimensions:

- STR 2020** (Top): 6' x 3'
- FSP 2020** (Top Center): 21' x 12'
- BAS 2020** (Center): 24' x 26'
- FGR 2020** (Bottom Left): 22' x 20'
- FOP 2020** (Bottom Center): 7' x 11'
- STR 2020** (Bottom): 7' x 3'

Other dimensions and line segments are labeled throughout the plan, including a large vertical segment of 35' on the left and a long vertical segment of 52' on the right.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025

MLU