

LOT 54
IN OR 1369/1914
WATERWAY OAKS AT OYSTER BAY

RIECK STEPHEN C & NANCY L
96035 PARK PLACE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-6205-0054-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	12	HARDWOOD 70			
Interior Floor	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3 100			
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	2,859	100	2008	2,859	457,352
FGR	462	55	2008	254	40,632
FOP	196	30	2008	59	9,439
FOP	354	30	2008	106	16,957
TOTALS	3,871			3,278	524,379

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,278	107.7090	170.18	557,850	2008	2012	0	0	6.00	94.00
1 SFR CUST - 100% - 2009											