

LOT 58  
WATERWAY OAKS AT OYSTER BAY  
HARBOR PB 7/93

GOSSELIN JOINT REVOCABLE TRUST/GOSSELIN GARY JOE T  
96057 PARK PLACE  
FERNANDINA BEACH, FL 32034

2025

46-3N-28-6205-0058-0000



| 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            | 13               | LVT/LAMNT 100    |      |              |                      |
| 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           |      |              |                      |
|                          |                  |                  |      |              |                      |
|                          |                  |                  |      |              |                      |
|                          |                  |                  |      |              |                      |
| 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                      | 2,040            | 100              | 2023 | 2,040        | 453,370              |
| FGR                      | 650              | 55               | 2023 | 358          | 79,562               |
| FOP                      | 136              | 30               | 2023 | 41           | 9,112                |
| FSP                      | 200              | 40               | 2023 | 80           | 17,779               |
| STP                      | 14               | 10               | 2023 | 1            | 222                  |
|                          |                  |                  |      |              |                      |
| TOTALS                   | 3,040            |                  |      | 2,520        | 560,045              |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |      |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0500               | 11  | 2,520     | 140.6592    | 222.24         | 560,045        | 2023 | 2023 | 0    | 0    | 0.00 | 100.00 |

1 SFR CUST - 100% - 2024

Heated Area: 2040

HX Base Yr 2024

The floor plan diagram illustrates a building layout with several distinct areas, each labeled with a code and the year 2023. The areas are: BAS 2023 (a large central rectangular area), FSP 2023 (a rectangular area in the upper left), FOP 2023 (a rectangular area in the lower left), SLP 2023 (a small rectangular area in the lower left), and FGR 2023 (a rectangular area in the lower right). Dimensions are provided for each section, such as 39, 13, 20, 12, 4.2, 9, 4.2, 10, 20, 39, 6, 3, 8, 3, 8, 13, 7, 2, 7, 2, 6, 2, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 25, 26, 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