

LOT 83
IN OR 2045/1668
WATERWAY OAKS AT OYSTER BAY

BLYTHE MICHAEL & BETH ANN
96427 SOAP CREEK DRIVE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-6205-0083-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 60			
Interior Floor	14	CARPET 40			
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	06	Quality Level 06			
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	2,711	100	2006	2,711	484,144
BAS	385	100	2011	385	68,755
FGR	670	55	2006	368	65,719
FOP	163	30	2006	49	8,751
PTO	18	5	2006	1	179
PTO	156	5	2006	8	1,429
STP	30	10	2006	3	536
UOP	115	20	2006	23	4,107
TOTALS	4,248			3,548	633,620

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,548	120.8880	191.00	677,668	2006	2010	0	0	6.50	93.50

1 SFR CUST - 0% - 0

Heated Area: 3096

HX Base Yr