

LOT 86
WATERWAY OAKS AT OYSTER BAY
HARBOR PB 7/93

SMITH WENDY J/FUSS STEPHEN P
96195 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-6205-0086-0000



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 60
Interior Floo	11	CLAY TILE 40
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
BAS	2,558	100
FGR	714	55
FOP	159	30
FSP	240	40
STP	20	10
STR	12	10
TOTALS	3,703	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,098	141.1133	222.96	690,730	2021	2021	0	0	0	1.00 99.00

1 SFR CUST - 100% - 2022

Heated Area: 2558

HX Base Yr 2022

4

3

13

8

5

15

4

27

5

11

22

30

5

6

9

4

6

5

22

2

13

4.2

50

24

6

10

24

54

FSP

2021

BAS

2021

FGR

2021

FOP

2021

BLD DATE

XF DATE

LGL DATE

LAND DATE

05/08/2025

MLU