

LOT 14
WATERWAY OAKS AT OYSTER BAY
HARBOR REPLAT PB 7/289

BRANCH TED & JODI L/E/
96238 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2026

46-3N-28-6205-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 66
Exterior Wall	17	CB STUCCO 34
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4.5	100
Frame	02	WOOD FRAME 100
Stories	3.	100
Units	0	100

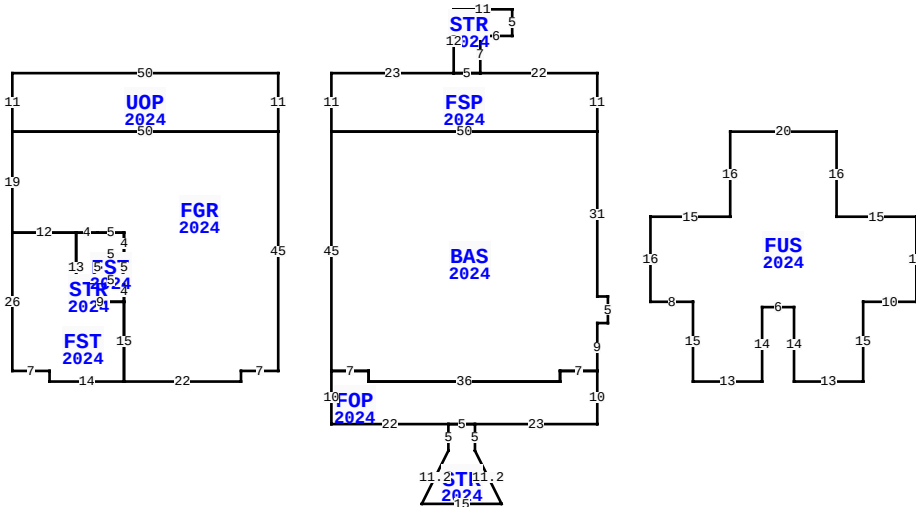
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04

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	2,332	100	2024	2,332	760,976
FGR	1,748	55	2024	961	313,593
FOP	428	30	2024	128	41,769
FSP	550	40	2024	220	71,790
FST	25	55	2024	14	4,568
FST	457	55	2024	251	81,907
FUS	1,516	100	2024	1,516	494,699
STR	90	10	2024	9	2,937
STR	92	10	2024	9	2,937
STR	125	10	2024	12	3,916
TOTALS	7,913			5,562	1,814,986

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0501	FP-AVERAGE	1	100	0	0	2.00	UT	5,000.00
2	0409	ELEVATOR R	1	100	0	0	1.00	UT	10,200.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	12	5,562	197.9013	328.52	1,827,228	2023	2023	0	0	0	0.67	99.33
1 SFR CUST 100% - 2024				Heated Area: 3848				HX Base Yr 2024				
												

** This building has 11 Sub-Areas

BLD DATE	LGL DATE
XF DATE	LAND DATE

05/08/2025

MLU