

LOT 54
WATERWAY OAKS AT OYSTER BAY
HARBOR PB 7/93

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

2026

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



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	12	HARDWOOD 70			
Interior Floo	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	477,962
FGR	462	55	2008	254	42,463
FOP	196	30	2008	59	9,863
FOP	354	30	2008	106	17,721
TOTALS	3,871			3,278	548,009

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	178.80	586,106	2008	2012	0	0	0	6.50	93.50
1 SFR CUST		100% - 2009		Heated Area: 2859				HX Base Yr 2009				
				BLD DATE		LGL DATE						
				XF DATE		LAND DATE						
				INC DATE		AG DATE						
						04/27/2026		MLU				

TOTALS		3,671			3,276	346,669	
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W		
2	0911	SCRN RM A	0 100	0	0		
3	0860	POOL/SPA	0 100	0	0		
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