

LOT 64
WATERWAY OAKS AT OYSTER BAY
HARBOR PB 7/93

LYNCH DAVID R/PONS LICA ELAINE M
96068 PARK PLACE
FERNANDINA BEACH, FL 32034

2026

46-3N-28-6205-0064-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 90			
Exterior Wall	20	FACE BRICK 10			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
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	3,041	100	2017	3,041	704,198
FGR	806	55	2017	443	102,584
FOP	306	30	2017	92	21,304
FSP	160	40	2017	64	14,821
FST	33	55	2017	18	4,169
STR	33	10	2017	3	695
TOTALS	4,379			3,661	847,770

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,661	144.9360	240.59	880,800	2017	2017	0	0	3.75	96.25
1 SFR CUST 100% - 2022 Heated Area: 3041 HX Base Yr 2022											
96068 PARK PL, FERNANDINA BEACH											
						BLD DATE				LGL DATE	
						XF DATE				LAND DATE	04/27/2026
						INC DATE				AG DATE	MLU

EXTRA FEATURES										96068 PARK PL, FERNANDINA BEACH					INC DATE		AG DATE	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
5	0860	POOL/SPA	1	100	0	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000		
6	0912	SCRN RM G	1	100	0	0	387.00	SF	21.00	21.00	100	2024	2023		93	7,558		
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