

LOT 78
IN OR 2169/1621
WATERWAY OAKS AT OYSTER BAY

MCGAULEY JAMES C & MARGARET B
96565 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2026

46-3N-28-6205-0078-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	13	STAND SEAM 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 50			
Interior Floo	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		5 100			
Bathrooms		4 100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1.5 100			
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
BAL	84	15	2006	13	2,333
BAS	2,799	100	2006	2,799	502,427
FGR	792	55	2006	436	78,263
FOP	147	30	2006	44	7,898
FUS	400	100	2006	400	71,801
SFB	391	80	2017	313	56,184
STP	16	10	2006	2	359

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,007	115.0380	190.96	765,177	2006	2012	0	0	0	6.00
1 SFR CUST		100% - 2019		Heated Area: 3512				HX Base Yr 2019			
The floor plan diagram illustrates the layout of a building with several rooms and their associated market values and dimensions. The rooms are labeled as follows: SFB 2017: A room in the upper left section with dimensions 10, 4.2, 8, 4.2, 3, 19, 4.2, 5, 7, and 6. BAS 2006: A large room in the center with dimensions 30, 22, 52, 38, 15, 10, 11, 6, 10, 5, 3, 22, 33, 22, and 36. FUS 2006: A room in the upper right section with dimensions 8, 3, 3, 6, 3, 5, 27, 19, 14, 6, and 14. BAL 2006: A room in the lower right section with dimensions 6, 14, and 6. FOP 2006: A room in the lower center section with dimensions 6, 10, 17, 10, 5, 3, 22, 33, 22, and 36. STP 2006: A room in the lower center section with dimensions 6, 10, 17, 10, 5, 3, 22, 33, 22, and 36. FGR 2006: A room in the lower center section with dimensions 6, 10, 17, 10, 5, 3, 22, 33, 22, and 36.											

BLD DATE		LGL DATE	
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