

BRANDT TAMMY TWIST
18 ZACHARY COURT
FERNANDINA BEACH, FL 32034

00-00-31-1635-0014-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WASSAW COUNTY PROPERTY										PAGE 1 of 1									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																						
Exterior Wall		17	CB STUCCO 100		0300	11	1,453	178.3368	151.59	220,260	1984	1984	0	0	0	19.00	81.00	VALUATION BY																					
Roof Structure		03	GABLE/HIP 100		1 SFR PATIO - 100% - 2021													Heated Area: 1322																					
Roof Cover		03	COMP SHNGL 100															HX Base Yr 2021																					
Interior Wall		05	DRYWALL 100																																				
Interior Floor		11	CLAY TILE 100																																				
Air Condition		03	CENTRAL 100																																				
Heating Type		04	AIR DUCTED 100																																				
Bedrooms			2 100																																				
Bathrooms			2.5 100																																				
Frame		02	WOOD FRAME 100																																				
Stories		1.	1. 100																																				
Units			0 100																																				
BUD8 Adjustme		02	DIST FB 100																																				
Quality		06	Quality Level 06																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA															01																					
NEIGHBORHOOD/LOC			1074.00																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,322	100	1,322	162,326																																			
FST	45	55	25	3,070																																			
USP	354	30	106	13,016																																			
TOTALS					1,721		1,453	178,411																															
EXTRA FEATURES					18 ZACHARY CT, FERNANDINA BEACH																																		
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																							
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	58	2,030																								
2	0801	ASPHALT A	0 100	0	0	209.00	SF	3.00	3.00	100	1984	1984	3	50	314																								
3	1126	CB/STC 8"	0 100	0	0	50.00	SF	8.00	8.00	100	1984	1984	3	47	188																								
4	0858	SCULP CONC	0 100	0	0	281.00	SF	13.00	13.00	100	2000	2000	3	94	3,434																								
5	0811	CONCRETE B	0 100	0	0	456.00	SF	5.20	5.20	100	2000	2000	3	80	1,897																								