

YOUNG FAMILY TRUST/YOUNG MELISSA RUMSEY TRUSTEE
321 S 6TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0126-0100

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WASCO 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		10		ABOVE AVG 100		0100		01		1,451		121.1760		109.36		158,681		1900		1995		0		0		0		13.00		87.00		VALUATION BY					STANDARD				
Roof Structure		03		GABLE/HIP 100		1		SINGLE FAM - 100% - 2021						Heated Area: 1364																		Tax Group: 2					Tax Dist:				
Roof Cover		12		MODULAR MT 100																												BUILDING MARKET VALUE					138,052				
Interior Wall		03		PLASTER 60																												TOTAL MARKET OB/XF VALUE					2,910				
Interior Wall		05		DRYWALL 40																												TOTAL LAND VALUE - MARKET					200,000				
Interior Floor		12		HARDWOOD 100																												TOTAL MARKET VALUE					340,962				
Air Condition		03		CENTRAL 100																												SOH/AGL Deduction					127,716				
Heating Type		04		AIR DUCTED 100																												ASSESSED VALUE					213,246				
Bedrooms				2 100																												TOTAL EXEMPTION VALUE					HX HB 50,000				
Bathrooms				2 100																												BASE TAXABLE VALUE					163,246				
Frame		02		WOOD FRAME 100																												TOTAL JUST VALUE					340,962				
Stories		1.		1. 100																												NCON VALUE					0				
Units				0 100																												INCOME VALUE									
BUD8 Adjustme		02		DIST FB 100																												PREVIOUS YEAR MKT VALUE					300,071				
Occupancy		00		NONE 100																																					