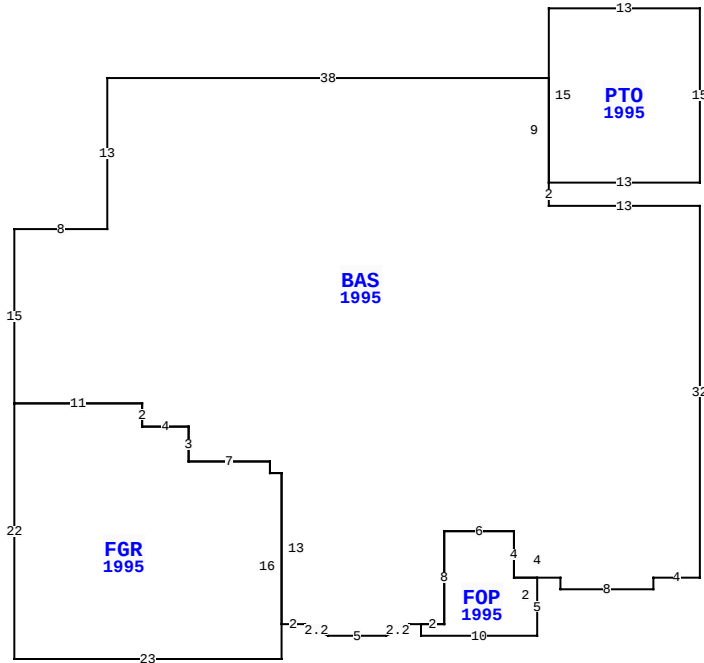


POLING KURT & LISA V
1853 OCEAN VILLAGE DR
FERNANDINA BEACH, FL 32034

00-SB-30-155V-0011-0000

BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										WASCO COUNTY PROPERTY										
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	16	WD FR STUC 100	0500	11	2,322	143.4602	204.43	474,686	1995	2005	0	0	0	8.50	91.50	VALUATION BY		STANDARD							
Roof Structure	03	GABLE/HIP 100	1 SFR CUST - 100% - 2021													Heated Area: 2041				HX Base Yr 2021					
Roof Cover	03	COMP SHNGL 100																							
Interior Wall	05	DRYWALL 100																							
Interior Floor	14	CARPET 70																							
Interior Floor	11	CLAY TILE 30																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		2 100																							
Frame	02	WOOD FRAME 100																							
Stories	1.	1. 100																							
Units		0 100																							
Quality			04	Quality Level 04																					
DOR CODE			0100	SINGLE FAMILY																					
MAP NUM				MKT AREA										03											
NEIGHBORHOOD/LOC			3045.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	2,041	100	2,041	381,776																					
FGR	457	55	251	46,950																					
FOP	66	30	20	3,741																					
PTO	195	5	10	1,870																					
TOTALS			2,759		2,322	434,338																			
EXTRA FEATURES					1853 OCEAN VILLAGE DR, 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	0812	CONCRETE C	0 100	0	0	1,140.00	SF	4.00	4.00	100	1995	1995	3	72	3,283										
2	0810	CONCRETE A	0 100	24	4	96.00	SF	6.50	6.50	100	1995	1995	3	72	449										
LAND DESCRIPTION TOTAL OB/XF 3,732																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000								
REVIEW DATE 01/23/2023 BY TWA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS																									