

KNURR KENNETH R
862821 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2023

BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	12	HARDWOOD 50		
Interior Floor	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		4.5 100		
Frame	02	WOOD FRAME 100		
Stories Units	1.5	1.5 100 0 100		
Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC	4043.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,183	100	4,183	638,981
FGR	802	55	441	67,366
FOP	88	30	26	3,972
FOP	716	30	215	32,843
FUS	345	100	345	52,701
PTO	31	5	2	305
UOP	895	20	179	27,343
TOTALS	7,060		5,391	823,512

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	11	5,391	139.8210	166.04	895,122	2006	2006	0	0	0	8.00
1 SNGL FAM - 100% - 2021 Heated Area: 4528 HX Base Yr 2021											

WASSAW COUNTY PROPERTY										PAGE 1 of 1					
VALUATION SUMMARY										STANDARD					
VALUATION BY										TAX GROUP: 4					
BUILDING MARKET VALUE										TAX DIST:					
TOTAL MARKET OB/XF VALUE										823,512					
TOTAL LAND VALUE - MARKET										44,269					
TOTAL MARKET VALUE										127,500					
SOH/AGL Deduction										995,281					
ASSESSED VALUE										519,314					
TOTAL EXEMPTION VALUE										475,967					
BASE TAXABLE VALUE										50,000					
TOTAL JUST VALUE										425,967					
NCON VALUE										995,281					
INCOME VALUE										0					
PREVIOUS YEAR MKT VALUE										701,828					