

**YOUNG JULIA O L/E/
2729 STERLING LANE
FERNANDINA BEACH, FL 32034**

2024

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		0900		01		1,561		131.3760		164.22		256,347		1990		1990		0		0		15.25		84.75		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		SNGL FAM - 0%		2024				Heated Area: 1345																Tax Group: 8					Tax Dist:				
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					217,254				
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					5,112				
Interior Floo		14		CARPET 80																										TOTAL LAND VALUE - MARKET					180,000				
Interior Floo		08		SHT VINYL 20																										TOTAL MARKET VALUE					402,366				
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					0				
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					402,366				
Bedrooms				3 100																										TOTAL EXEMPTION VALUE					0				
Bathrooms				2 100																										BASE TAXABLE VALUE					402,366				
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					402,366				
Stories		1.		1. 100																										NCON VALUE					0				
Units				0 100																										INCOME VALUE									
Occupancy		00		NONE 100																										PREVIOUS YEAR MKT VALUE					392,299				
Quality		06		Quality Level 06																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA																										02									
NEIGHBORHOOD/LOC				2025.00																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,345		100		1,345		187,192																															
FGR		374		55		206		28,670																															
PTO		200		5		10		1,392																															
TOTALS		1,919				1,561		217,254																															
EXTRA FEATURES										2729 STERLING CT, FERNANDINA BEACH										BLD DATE				LGL DATE															
																				XF DATE				LAND DATE															
																				INC DATE				AG DATE															
L N		OB/IF CODE		DESCRIPTION		BLD CAP		L W		UNITS		UT		Adj R		ADJ UNIT PRICE		ORIG COND		YEAR ON		YEAR ACTUAL		Q		% COND		OB/IF MKT VALUE		NOTES									
1		0500		FP-PRE FAB		0 0		0 0		1.00		UT		3,500.00		3,500.00		100		1990		1990		3		68		2,380											
2		0811		CONCRETE B		0 0		0 0		883.00		SF		5.20		5.20		100		1990		1990		3		59.5		2,732											
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