

**MIDDAUGH ROBERT JR & LISA L/E/
4946 ISLAND 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		12		CEDAR 100		0900		01		2,590		107.5200		134.40		348,096		1990		1990		0		0		16.50		83.50		VALUATION BY											
Roof Structure		03		GABLE/HIP 100		1		SNGL FAM - 100% - 2001																								STANDARD									
Roof Cover		12		MODULAR MT 100																												Tax Group: 8									
Interior Wall		05		DRYWALL 100																												Tax Dist:									
Interior Floor		14		CARPET 80																												BUILDING MARKET VALUE									
Interior Floor		12		HARDWOOD 20																												TOTAL MARKET OB/XF VALUE									
Air Condition		03		CENTRAL 100																												TOTAL LAND VALUE - MARKET									
Heating Type		04		AIR DUCTED 100																												TOTAL MARKET VALUE									
Bedrooms				4 100																												SOH/AGL Deduction									
Bathrooms				2 100																												ASSESSED VALUE									
Frame		02		WOOD FRAME 100																												TOTAL EXEMPTION VALUE									
Stories		1.		1. 100																												BASE TAXABLE VALUE									
Units				0 100																												NCON VALUE									
Occupancy		00		NONE 100																												INCOME VALUE									
																																PREVIOUS YEAR MKT VALUE									