

PRUIM KATHRYN S
1585 CANOPY DR
FERNANDINA BEACH, FL 32034

00-00-31-163N-0051-0000

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			
Exterior Wall		11		BD/BTN AVG 100		0500		01		2,572		116.3712		174.56		448,968		1991		1991		0		0		0 16.00		84.00			
Roof Structur		03		GABLE/HIP 100		1		SFR CUST - 0% - 0																							
Roof Cover		03		COMP SHNGL 100																											
Interior Wall		05		DRYWALL 100																											
Interior Floo		14		CARPET 60																											
Interior Floo		11		CLAY TILE 40																											
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																											
Occupancy		00		NONE 100																											
Quality		05		Quality Level 05																											
DOR CODE		0100		SINGLE FAMILY																											
MAP NUM				MKT AREA				01																							
NEIGHBORHOOD/LOC				1072.00																											
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																							
BAS		2,191		100		2,191		321,267																							
FGR		526		55		289		42,376																							
FOP		49		30		15		2,199																							
FOP		258		30		77		11,290																							
TOTALS		3,024				2,572		377,133																							
EXTRA FEATURES										1585 CANOPY 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		0500		FP-PRE FAB		0 0		0 0		1.00		UT		3,500.00		3,500.00		100		1991		1991		3		70		2,450			
2		0825		BRICK		0 0		0 0		228.00		SF		12.50		12.50		100		1991		1991		3		87		2,480			
3		0858		SCULP CONC		0 0		0 0		1,366.00		SF		13.00		13.00		100		1993		1993		3		89		15,805			
4		1242		WD DECK A		0 0		0 0		275.00		SF		10.00		10.00		100		2003		2003		3		21		578			