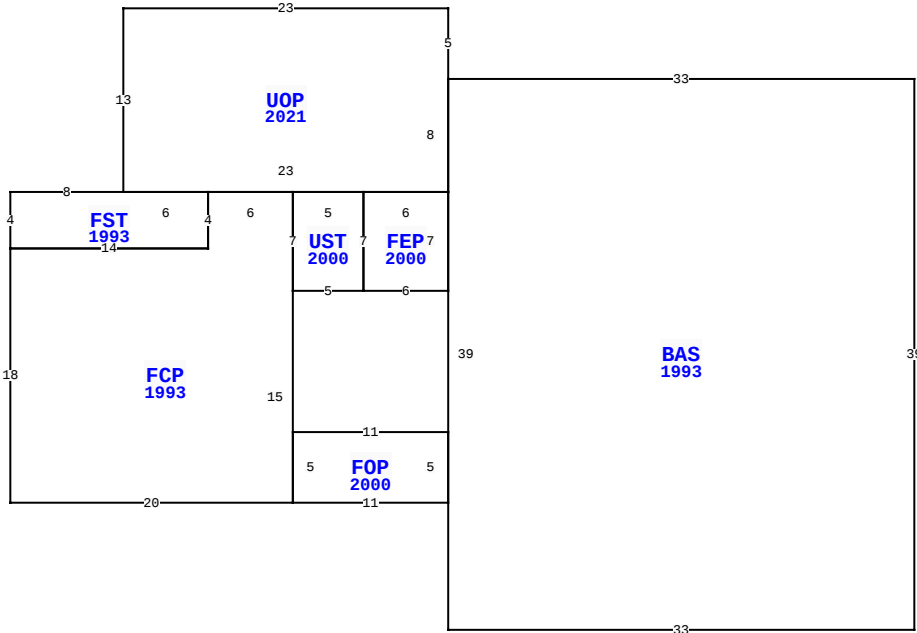


**CLEARY CHARLES J & LISA O L/E/
2602 GREGOR MCGREGOR BLVD
FERNANDINA BEACH, FL 32034**

00-00-31-1640-000B-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WASCO COUNTY PROPERTY																		
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																		
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	STANDARD																							
Exterior Wall	19	COMMON BRK 70	0900	01	1,540	130.8660	163.58	251,913	1960	1995	0	0	0	20.58	79.42	Tax Group: 2	Tax Dist:																					
Exterior Wall	05	AVERAGE 30	1 SNGL FAM - 100% - 2021												Heated Area: 1287												HX Base Yr 2021											
Roof Structure	03	GABLE/HIP 100													BUILDING MARKET VALUE												200,069											
Roof Cover	03	COMP SHNGL 100													TOTAL MARKET OB/XF VALUE												1,546											
Interior Wall	05	DRYWALL 100													TOTAL LAND VALUE - MARKET												187,500											
Interior Floor	12	HARDWOOD 70													TOTAL MARKET VALUE												389,115											
Interior Floor	11	CLAY TILE 30													SOH/AGL Deduction												59,622											
Air Condition	03	CENTRAL 100													ASSESSED VALUE												329,493											
Heating Type	04	AIR DUCTED 100													TOTAL EXEMPTION VALUE												HX HB 50,000											
Bedrooms	3	100													BASE TAXABLE VALUE												279,493											
Bathrooms	2	100													TOTAL JUST VALUE												389,115											
Frame Stories	03	MASONRY 100													NCON VALUE												0											
Units	1.	1. 100	INCOME VALUE																																			
BUD8 Adjustme	02	DIST FB 100	PREVIOUS YEAR MKT VALUE												380,738																							
Occupancy	00	NONE 100																																				
Quality	03	Quality Level 03																																				
DOR CODE	0100	SINGLE FAMILY																																				
MAP NUM		MKT AREA	01																																			
NEIGHBORHOOD/LOC	1083.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,287	100	1,287	167,201																																		
FCP	384	25	96	12,472																																		
FEP	42	80	34	4,417																																		
FOP	55	30	16	2,078																																		
FST	56	55	31	4,027																																		
UOP	299	20	60	7,795																																		
UST	35	45	16	2,078																																		
TOTALS	2,158		1,540	200,069																																		
EXTRA FEATURES										2602 GREGOR MCGREGOR BLVD, FERNANDINA, FL 32110										BLD DATE XF DATE REC DATE																		
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	0810	CONCRETE A	0	100	0	0		1,321.00	SF	5.85		5.85	100	1960	1960	3	20	1,546																				