

MOORE FAMILY TRUST/MOORE THOMAS J CO-TRUSTEE
96141 RIDGEWOOD CIR
FERNANDINA BEACH, FL 32034

01-2N-27-1270-0049-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WASAW 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											
Exterior Wall		10		ABOVE AVG 70		0100		01		1,799		132.4800		125.86		226,422		2005		2005		0		0		0		8.65		91.35									
Exterior Wall		16		WD FR STUC 30		1		SINGLE FAM - 100% - 2024						Heated Area: 1479														HX Base Yr 2024											
Roof Structur		03		GABLE/HIP 100																																			
Roof Cover		03		COMP SHNGL 100																																			
Interior Wall		05		DRYWALL 100																																			
Interior Floo		13		LVT/LAMNT 80																																			
Interior Floo		11		CLAY TILE 20																																			
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		06		Quality Level 06																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC				4044.00																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,479		100		1,479		170,045																															
FGR		418		55		230		26,444																															
FOP		45		30		14		1,610																															
FSP		190		40		76		8,738																															
TOTALS		2,132				1,799		206,836																															
EXTRA FEATURES																																							
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		0811		CONCRETE B		0 100		0 0		568.00 SF		5.20		5.20		100		2005		2005		3		86		2,540													
2		0855		CONC PAVER		0 100		0 0		93.00 SF		10.00		10.00		100		2005		2005		3		86		800													
3		0479		VF PICKET		0 100		0 0		78.00 LF		6.00		6.00		100		2006		2006		3		69		323													