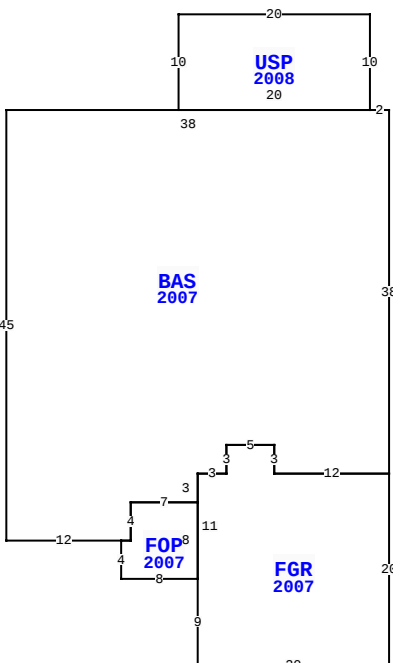


POORE COREY ETHAN
65033 LAGOON FOREST DRIVE
YULEE, FL 32097

11-2N-26-1830-0165-0000

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	VALUATION SUMMARY																
Exterior Wall		17	CB	STUCCO 100		0100	01	1,923	105.8400	100.55	193,358	2007	2007	0	0	0	8.00	92.00	VALUATION BY					STANDARD											
Roof Structure		03	GABLE/HIP	100		1 SINGLE FAM - 100% - 2021										Heated Area: 1617					HX Base Yr 2021					Tax Group: 4					Tax Dist:				
Roof Cover		03	COMP SHNGL	100												BUILDING MARKET VALUE					177,889														
Interior Wall		05	DRYWALL	100												TOTAL MARKET OB/XF VALUE					3,954														
Interior Floor		14	CARPET	70												TOTAL LAND VALUE - MARKET					55,000														
Interior Floor		08	SHT VINYL	30												TOTAL MARKET VALUE					236,843														
Air Condition		03	CENTRAL	100												SOH/AGL Deduction					51,436														
Heating Type		04	AIR DUCTED	100												ASSESSED VALUE					185,407														
Bedrooms			3	100												TOTAL EXEMPTION VALUE					HX HB					50,000									
Bathrooms			2	100												BASE TAXABLE VALUE					135,407														
Frame		02	WOOD FRAME	100												TOTAL JUST VALUE					236,843														
Stories		1.	1.	100												NCON VALUE					0														
Units			0	100		INCOME VALUE																													
Occupancy		00	NONE	100		PREVIOUS YEAR MKT VALUE					228,908																								
Quality		03	Quality Level 03																																
DOR CODE		0100	SINGLE FAMILY																																
MAP NUM			MKT AREA			05																													
NEIGHBORHOOD/LOC		5009.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,617	100	1,617	149,582																															
FGR	415	55	228	21,091																															
FOP	60	30	18	1,665																															
USP	200	30	60	5,550																															
TOTALS		2,292		1,923	177,889																														
EXTRA FEATURES						65033 LAGOON FOREST DR, YULEE										BLD DATE 01/11/2008 KK				LGL DATE															
										XF DATE				LAND DATE																					
										INC DATE				AG 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	0811	CONCRETE B	0 100	0	0	804.00 SF	5.20		5.20	100	2007	2007	3	88	3,679																				
2	0810	CONCRETE A	0 100	16	3	48.00 SF	6.50		6.50	100	2007	2007	3	88	275																				
LAND DESCRIPTION						TOTAL OB/XF										3,954																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	000135	C	SFR CNSVTN	100	0003	PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000																		
					</																														