

MILES CINDY S & SCOTT T
862424 NORTH HAMPTON CLUB WAY
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											
Exterior Wall		16		WD FR STUC 100		0900		11		3,298		145.1208		181.40		598,257		2022		2022		0		0		0		0.50		99.50									
Roof Structure		08		IRREGULAR 100		1		SINGL FAM - 100% - 2023																															
Roof Cover		03		COMP SHNGL 100																																			
Interior Wall		05		DRYWALL 100																																			
Interior Floor		11		CLAY TILE 50																																			
Interior Floor		13		LVT/LAMNT 50																																			
Air Condition		03		CENTRAL 100																																			
Heating Type		04		AIR DUCTED 100																																			
Bedrooms				4 100																																			
Bathrooms				3.5 100																																			
Frame		02		WOOD FRAME 100																																			
Stories		1.		1. 100																																			
Units				0 100																																			
Occupancy		00		NONE 100																																			
Quality		04		Quality Level 04																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC				4043.00																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		2,730		100		2,730		492,746																															
FGR		230		55		126		22,742																															
FGR		486		55		267		48,192																															
FOP		30		30		9		1,625																															
FSP		390		40		156		28,157																															
FST		18		55		10		1,805																															
TOTALS		3,884				3,298		595,266																															
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		0855		CONC PAVER		0 100		0 0		1,118.00		SF		10.00		10.00		100		2022		2022		3		100		11,180											
2		0911		SCRN RM A		0 100		21 60		1,260.00		SF		17.50		17.50		100		2022		2022		3		97		21,389											
3		0861		POOL GUNIT		0 100		34 13		442.00		SF		85.00		85.00		100		2022		2022		3		98		36,819											
4		0855		CONC PAVER		0 100		0 0		882.00		SF		10.00		10.00		100		2022		2022		3		100		8,820											
5		0600		SUMMER KIT		0 100		0 0		1.00		UT		5,000.00		5,000.00		100		2022		2022		3		97		4,850											