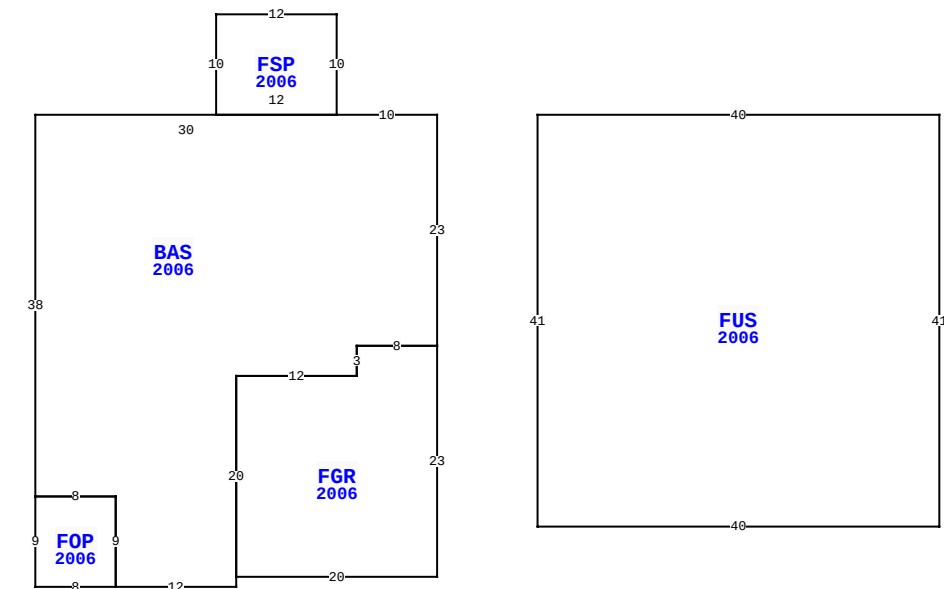


TUSO MARK A & KATHY M
85235 SAGAPONACK DRIVE
FERNANDINA BEACH, FL 32034

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	VALUATION SUMMARY															
Exterior Wall		16		WD FR STUC 100		0900	01	3,307	107.2260	134.03	443,237	2006	2006	0	0	0	8.50	91.50	VALUATION BY					STANDARD										
Roof Structur		03		GABLE/HIP 100		1 SNGL FAM - 100% - 2024														Heated Area: 3004					HX Base Yr 2024									
Roof Cover		03		COMP SHNGL 100																BUILDING MARKET VALUE					405,562									
Interior Wall		05		DRYWALL 100																TOTAL MARKET OB/XF VALUE					3,782									
Interior Floo		13		LVT/LAMNT 100																TOTAL LAND VALUE - MARKET					127,500									
Air Condition		03		CENTRAL 100																TOTAL MARKET VALUE					536,844									
Heating Type		04		AIR DUCTED 100																SOH/AGL Deduction					112,530									
Bedrooms				5 100																ASSESSED VALUE					424,314									
Bathrooms				3.5 100																TOTAL EXEMPTION VALUE					HX HB VX 55,000									
Frame		02		WOOD FRAME 100																BASE TAXABLE VALUE					369,314									
Stories		2.		2. 100																TOTAL JUST VALUE					536,844									
Units				0 100																NCON VALUE					0									
Occupancy		00		NONE 100		INCOME VALUE																												
						PREVIOUS YEAR MKT VALUE					530,950																							
Quality		04		Quality Level 04																														
DOR CODE		0100		SINGLE FAMILY																														
MAP NUM				MKT AREA				04																										
NEIGHBORHOOD/LOC				4043.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,364	100	1,364	167,278																														
FGR	424	55	233	28,575																														
FOP	72	30	22	2,698																														
FSP	120	40	48	5,886																														
FUS	1,640	100	1,640	201,125																														
TOTALS					3,620		3,307	405,562																										
EXTRA FEATURES					85235 SAGAPONACK 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	0811	CONCRETE B	0 100	0	0	836.00	SF	5.20	5.20	100	2006	2006	3	87	3,782																			