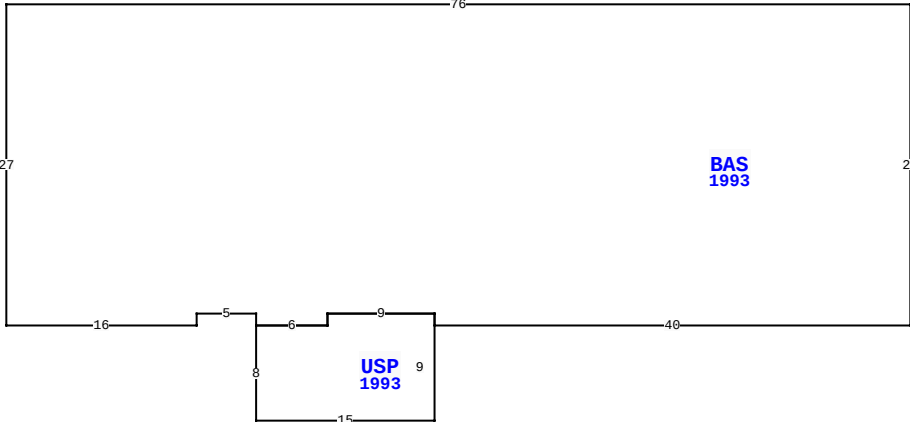


HAMRICK ROBERT V SR EST/HAMRICK MORGAN ANTHONY SR
3499 NIGHTSCAPE CIRCLE
JACKSONVILLE, FL 32224

24-1N-24-0750-0003-0012

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		05	AVERAGE 100		0820	02	2,102	123.6000	86.52	181,865	1989	1999	0	0	0	56.00	44.00	VALUATION BY		STANDARD															
Roof Structure		03	GABLE/HIP 100		1 M/H 93- - 0% - 0													Heated Area: 2038		HX Base Yr															
Roof Cover		12	MODULAR MT 100															BUILDING MARKET VALUE										80,021							
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE										5,312							
Interior Floor		14	CARPET 90															TOTAL LAND VALUE - MARKET										72,600							
Interior Floor		08	SHT VINYL 10															TOTAL MARKET VALUE										157,933							
Air Condition		03	CENTRAL 100															SOH/AGL Deduction										40,042							
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE										117,891							
Bedrooms			3 100															TOTAL EXEMPTION VALUE										0							
Bathrooms			2 100															BASE TAXABLE VALUE										117,891							
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE										157,933							
Stories		1.	1. 100															NCON VALUE										0							
Units			0 100		INCOME VALUE										PREVIOUS YEAR MKT VALUE								156,997												
					3020 SQ FT GARAGE (POA = MICHAEL PERRET)																														
Quality		03	Quality Level 03																																
DOR CODE		0200	MOBILE HOME																																
MAP NUM			MKT AREA		08																														
NEIGHBORHOOD/LOC		8005.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	2,038	100	2,038	77,584																															
USP	129	50	64	2,436																															
TOTALS		2,167	2,102	80,021											BLD DATE				LGL DATE		06/13/2023		MLU												
												XF DATE						LAND DATE																	
												INC DATE						AG DATE																	
EXTRA FEATURES					43045 H & H LN, CALLAHAN																														
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																				
3	0500	FP-PRE FAB	0 0	0 0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310																					
4	0751	UOP	0 0	8 12	96.00	SF	10.00	10.00	100	1989	1989	3	20	192																					
5	0810	CONCRETE A	0 0	14 20	280.00	SF	6.50	6.50	100	1996	1996	3	72	1,310																					
6	0681	POLE SHED	0 0	20 20	400.00	SF	15.00	15.00	100	1997	1997	3	25	1,500																					
																</																			