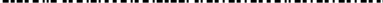
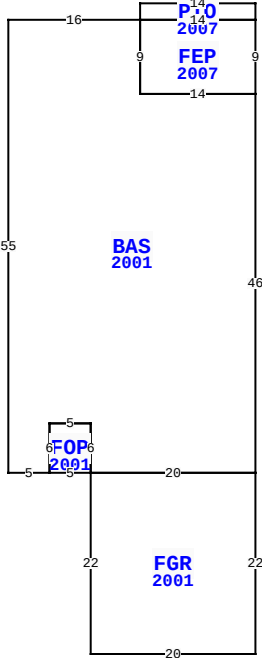


AVERETT LEAH J
93019 HARBOR COURT
FERNANDINA BEACH, FL 32034

2024



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WASCO COUNTY PROPERTY										7
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	1,847	120.6450	150.81	278,546	2001	2001	0	0	0	11.00	89.00	VALUATION BY					STANDARD				
Roof Structur		03	GABLE/HIP 100					1 SNGL FAM - 100% - 2020													Heated Area: 1494					HX Base Yr 2020				
Roof Cover		03	COMP SHNGL 100																											
Interior Wall		05	DRYWALL 100																											
Interior Floo		14	CARPET 70																											
Interior Floo		11	CLAY TILE 30																											
Air Condition		03	CENTRAL 100																											
Heating Type		04	AIR DUCTED 100																											
Bedrooms			3 100																											
Bathrooms			2 100																											
Frame		02	WOOD FRAME 100																											
Stories Units		1.	1. 100 0 100																											
Occupancy		00	NONE 100																											
Quality		04	Quality Level 04																											
DOR CODE		0100	SINGLE FAMILY																											
MAP NUM			MKT AREA										04																	
NEIGHBORHOOD/LOC			4015.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,494	100	1,494	200,526																										
FEP	126	80	101	13,556																										
FGR	440	55	242	32,481																										
FOP	30	30	9	1,208																										
PTO	28	5	1	134																										
TOTALS		2,118		1,847	247,906																									
EXTRA FEATURES						93019 HARBOR CT, FERNANDINA BEACH										BLD DATE				LGL DATE		03/19/2024		MLU						
																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	611.00	SF	5.20	5.20	100	2001	2001	3	80	2,542															