

**HOBBS DORIS LYNN & TERENCE H**  
95259 PALMETTO TRL  
FERNANDINA BEACH, FL 32034

**40-2N-28-1590-0037-0000**

| 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            |  | 31 |  | HARDIE BRD 100 |  | 0900 |  | 01                     |  | 1,951              |  | 132.3000    |  | 165.38         |  | 322,656           |  | 1997 |  | 2010                  |  | 0    |  | 0    |  | 0    |  | 6.00   |  | 94.00             |  | VALUATION BY              |  |  |  |  |  |  |  |  |  |
| Roof Structur            |  | 08 |  | IRREGULAR 100  |  | 1    |  | SNGL FAM - 100% - 2021 |  |                    |  |             |  |                |  | Heated Area: 1579 |  |      |  |                       |  |      |  |      |  |      |  |        |  |                   |  | STANDARD                  |  |  |  |  |  |  |  |  |  |
| Roof Cover               |  | 13 |  | STAND SEAM 100 |  |      |  |                        |  |                    |  |             |  |                |  |                   |  |      |  |                       |  |      |  |      |  |      |  |        |  |                   |  | Tax Group: 4              |  |  |  |  |  |  |  |  |  |
| Interior Wall            |  | 05 |  | DRYWALL 80     |  |      |  |                        |  |                    |  |             |  |                |  |                   |  |      |  |                       |  |      |  |      |  |      |  |        |  |                   |  | Tax Dist:                 |  |  |  |  |  |  |  |  |  |
| Interior Wall            |  | 08 |  | DECORATIVE 20  |  |      |  |                        |  |                    |  |             |  |                |  |                   |  |      |  |                       |  |      |  |      |  |      |  |        |  |                   |  | BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  |
| Interior Floo            |  | 11 |  | CLAY TILE 100  |  |      |  |                        |  |                    |  |             |  |                |  |                   |  |      |  |                       |  |      |  |      |  |      |  |        |  |                   |  | TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  |
| Air Condition            |  | 03 |  | CENTRAL 100    |  |      |  |                        |  |                    |  |             |  |                |  |                   |  |      |  |                       |  |      |  |      |  |      |  |        |  |                   |  | TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  |
| Heating Type             |  | 04 |  | AIR DUCTED 100 |  |      |  |                        |  |                    |  |             |  |                |  |                   |  |      |  |                       |  |      |  |      |  |      |  |        |  |                   |  | TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  |
| Bedrooms                 |  |    |  | 3 100          |  |      |  |                        |  |                    |  |             |  |                |  |                   |  |      |  |                       |  |      |  |      |  |      |  |        |  |                   |  | SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  |
| Bathrooms                |  |    |  | 2 100          |  |      |  |                        |  |                    |  |             |  |                |  |                   |  |      |  |                       |  |      |  |      |  |      |  |        |  |                   |  | ASSESSED VALUE            |  |  |  |  |  |  |  |  |  |
| Frame                    |  | 02 |  | WOOD FRAME 100 |  |      |  |                        |  |                    |  |             |  |                |  |                   |  |      |  |                       |  |      |  |      |  |      |  |        |  |                   |  | TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  |
| Stories                  |  | 1. |  | 1. 100         |  |      |  |                        |  |                    |  |             |  |                |  |                   |  |      |  |                       |  |      |  |      |  |      |  |        |  |                   |  | BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  |
| Units                    |  |    |  | 0 100          |  |      |  |                        |  |                    |  |             |  |                |  |                   |  |      |  |                       |  |      |  |      |  |      |  |        |  |                   |  | TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  |
| Occupancy                |  | 00 |  | NONE 100       |  |      |  |                        |  |                    |  |             |  |                |  |                   |  |      |  |                       |  |      |  |      |  |      |  |        |  |                   |  | NCON VALUE                |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                        |  |                    |  |             |  |                |  |                   |  |      |  |                       |  |      |  |      |  |      |  |        |  |                   |  | INCOME VALUE              |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                        |  |                    |  |             |  |                |  |                   |  |      |  |                       |  |      |  |      |  |      |  |        |  |                   |  | PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                        |  |                    |  |             |  |                |  |                   |  |      |  |                       |  |      |  |      |  |      |  |        |  |                   |  |                           |  |  |  |  |  |  |  |  |  |
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|                          |  |    |  |                |  |      |  |                        |  |                    |  |             |  |                |  |                   |  |      |  |                       |  |      |  |      |  |      |  |        |  |                   |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                        |  |                    |  |             |  |                |  |                   |  |      |  |                       |  |      |  |      |  |      |  |        |  |                   |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                        |  |                    |  |             |  |                |  |                   |  |      |  |                       |  |      |  |      |  |      |  |        |  |                   |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                        |  |                    |  |             |  |                |  |                   |  |      |  |                       |  |      |  |      |  |      |  |        |  |                   |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                        |  |                    |  |             |  |                |  |                   |  |      |  |                       |  |      |  |      |  |      |  |        |  |                   |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                        |  |                    |  |             |  |                |  |                   |  |      |  |                       |  |      |  |      |  |      |  |        |  |                   |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                        |  |                    |  |             |  |                |  |                   |  |      |  |                       |  |      |  |      |  |      |  |        |  |                   |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                        |  |                    |  |             |  |                |  |                   |  |      |  |                       |  |      |  |      |  |      |  |        |  |                   |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                        |  |                    |  |             |  |                |  |                   |  |      |  |                       |  |      |  |      |  |      |  |        |  |                   |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                        |  |                    |  |             |  |                |  |                   |  |      |  |                       |  |      |  |      |  |      |  |        |  |                   |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                        |  |                    |  |             |  |                |  |                   |  |      |  |                       |  |      |  |      |  |      |  |        |  |                   |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                        |  |                    |  |             |  |                |  |                   |  |      |  |                       |  |      |  |      |  |      |  |        |  |                   |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                        |  |                    |  |             |  |                |  |                   |  |      |  |                       |  |      |  |      |  |      |  |        |  |                   |  |                           |  |  |  |  |  |  |  |  |  |