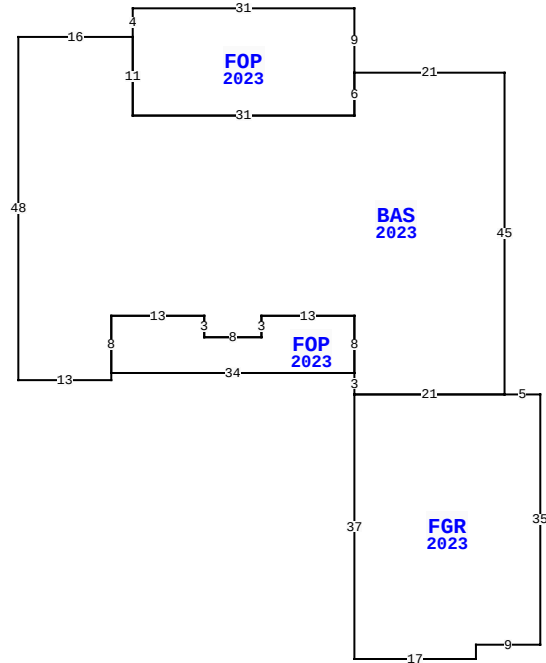


CROTTO JASON & KRISTIN
2529 STAPLEFORD LANE
ST AUGUSTINE, FL 32092

2024



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WASCO COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1													
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	STANDARD																		
Exterior Wall	31	HARDIE BRD	100	0500	01	3,311	113.4452	170.17	563,433	2023	2023	0	0	0.00	100.00	Tax Group: 4	Tax Dist:																
Roof Structure	08	IRREGULAR	100	1 SFR CUST - 0% - 2024										Heated Area: 2578										HX Base Yr									
Roof Cover	03	COMP SHNGL	100																														
Interior Wall	05	DRYWALL	100																														
Interior Floor	13	LVT/LAMNT	90																														
Interior Floor	11	CLAY TILE	10																														
Air Condition	03	CENTRAL	100																														
Heating Type	04	AIR DUCTED	100																														
Bedrooms		4 100																															
Bathrooms		2.5 100																															
Frame	02	WOOD FRAME	100																														
Stories	1.	1. 100																															
Units		0 100																															
Quality										05	Quality Level 05																						
DOR CODE										0100	SINGLE FAMILY																						
MAP NUM											MKT AREA																						
NEIGHBORHOOD/LOC										4022.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	2,578	100	2,578	438,698																													
FGR	944	55	519	88,318																													
FOP	248	30	74	12,593																													
FOP	465	30	140	23,824																													
TOTALS										4,235	3,311							563,433															
EXTRA FEATURES										96033 HIGH POINTE 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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2023		100	3,500																		
2	0812	CONCRETE C	0	0	0	3,530.00	SF	4.00	4.00	100	2023	2023		100	14,120																		
LAND DESCRIPTION										TOTAL OB/XF 17,620																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	000100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	130,000.00	130,000.00	130,000																
REVIEW DATE										05/10/2023		BY		DJ		Total Acres: 0.00		Total Land Value: 130,000		Market: 0		Agricultural: 0		Common: 130,000		PRINTED 08/06/2024 BY SYS							